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RELEASE DEED
(General)

957797116

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

F	3350	A
F		P
T	3350	V
I	470	

- DEPT-01 RECORDING \$33.50
- T#0003 TRAM 7663 11/13/95 11:07:00
- #3187 LC *-95-779706
- COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS, That BANK OF AMERICA ILLINOIS, an Illinois banking corporation ("BAI") formerly known as CONTINENTAL BANK N.A. a national banking association, as collateral agent for Australia and New Zealand Banking Group Limited, New York Branch, BAI, and South Australia Asset Management Corporation, formerly known as State Bank of South Australia (BAI, in such capacity as collateral agent, is referred to herein as "Collateral Agent") of the County of Cook and State of Illinois for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged does hereby remise, convey, release and quit-claim unto CHICAGO TISSUE COMPANY, L.P., a Delaware limited partnership formerly known as FSC Paper Company, L.P. (formerly known as Alsip Paper Associates) ("Borrower") all the right, title, interest, claim or demand, whatsoever Collateral Agent may have acquired individually or on behalf of the above referenced banks in, through or by a (i) certain Revolving Credit Subordinate Mortgage and Security Agreement dated December 28, 1988 and recorded in the Recorder's Office of Cook County in the State of Illinois, as Document No. 88597491 and (ii) certain Amended and Restated Subordinate Mortgage and Security Agreement, bearing date the 31st day of August A.D. 1993 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 93-753429 (collectively the "Mortgages") of the premises therein described, as follows, to wit: (See attached Exhibit "A" for legal description.) situated in the City of Chicago County of Cook in the State of Illinois, together with all appurtenances and privileges thereunto belonging or appertaining.

P.I.N.# 24-35-101-048-1001

Address(es) of Real Estate: 13101 South Crawford (Pulaski), Alsip, Illinois

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgages described above which, by their terms, expressly survive the release or termination of said Mortgages or which expressly survive repayment of the secured obligations; but this Release does act as a full release and termination of all liens, claims and

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interests Collateral Agent or the above referenced banks possess under said Mortgages in and to the premises therein described.

DATED this 10th day of November, 1995

BANK OF AMERICA ILLINOIS, as Collateral Agent

BY: [Signature]
Name: Lynn D. Simmons
Title: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lynn D. Simmons, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 10 day of November, 1995.

Notary Public [Signature]
Commission Expires 11/10/98
OFFICIAL SEAL
KENNETH W BOSWORTH
NOTARY PUBLIC
STATE OF ILLINOIS

This instrument was prepared by: _____

[Handwritten Signature]
Notary Public
EDWIN

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EXHIBIT A

LEGAL DESCRIPTION

The Tissue Unit in Alsip Paper Condominium as delineated on the survey (described below) of the following described parcels of real estate:

All those certain plots, pieces or parcels of land described as follows:

PARCEL 1: THE WEST 1/2 OF THE SOUTH WEST 1/4 (EXCEPTING THE SOUTH 1870 FEET THEREOF AND ALSO EXCEPTING THE WEST 50 FEET THEREOF) AND EXCEPTING THAT PART TAKEN BY THE COUNTY OF COOK IN DEED RECORDED AS DOCUMENT 24457221 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 (EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND LOTS 3 AND 4 (EXCEPT THE NORTH 44 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE WEST 257.27 FEET OF SAID LOT 3) ALL IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTH WEST 1/4 (EXCEPT THE EAST 20 ACRES AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTH WEST 1/4 LYING WEST OF THE SAID 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 (EXCEPT THE SOUTH 560.00 FEET OF THE WEST 160.00 FEET AND EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 17 FEET LYING EAST OF THE WEST 160 FEET THEREOF AS CONDEMNED IN CASE 79L 4097) IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTH WEST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTH WEST 1/4 LYING WEST OF SAID EAST 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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GUARANTY NATIONAL TITLE

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Post-It™ brand fax transmittal memo 7871		# of pages » 1
To Ed Tabaczyk	From	R. Rothstein
Co.	Co.	
Dept.	Phone #	312 604-2700
Fax #	Fax #	

FILE NUMBER:
95-0477

SCHEDULE B CONTINUED

5. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 1994, 1995 AND SUBSEQUENT YEARS. PERMANENT TAX INDEX NUMBER 24-35-101-048-1001, VOLUME 249.

NOTE: TAXES FOR THE YEAR 1994 WILL BE BILLED ON THE FINAL INSTALLMENT.

NOTE: 1994 TAX BILLS MAY INCLUDE AMOUNTS FOR ADDITIONAL 1993 TAXES PURSUANT TO 35 ILLINOIS COMPILED STATUTES 200/14-40 AND ORDER ENTERED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN CASE NUMBER 94 L 50748.

6. REVOLVING CREDIT SUBORDINATE MORTGAGE AND SECURITY AGREEMENT DATED DECEMBER 28, 1988 AND RECORDED DECEMBER 29, 1988 AS DOCUMENT 88597491, MADE BY FSC PAPER COMPANY, L.P. TO CONTINENTAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS AGENT, TO SECURE AN INDEBTEDNESS OF \$110,000,000.00.

MODIFICATION OF THE TERMS OF SAID MORTGAGE OR TRUST DEED BY INSTRUMENT RECORDED AS DOCUMENT NOS. 90211465, 90319043, 92989501, 93231158 AND 93499857.

NOTE: SUBORDINATION AGREEMENT RECORDED SEPTEMBER 21, 1993 AS DOCUMENT NO. 93753430 SUBORDINATES THE MORTGAGE TO THE MORTGAGE RECORDED AS DOCUMENT NO. 93753427.

NOTE: PARTIAL RELEASE FOR "PAPER UNIT" RECORDED AS DOCUMENT NO. 93602963.

AMENDED AND RESTATED MORTGAGE DATED AUGUST 31, 1993 AND RECORDED SEPTEMBER 21, 1993 AS DOCUMENT NO. 93753429 FROM CHICAGO TISSUE COMPANY L.P., TO CONTINENTAL BANK N.A., AS COLLATERAL AGENT.

MORTGAGE DATED JULY 31, 1993 AND RECORDED AUGUST 2, 1993 AS DOCUMENT 93602961, MADE BY FSC PAPER COMPANY, L.P. TO FSC CORPORATION, TO SECURE THE OBLIGATIONS AS SET FORTH IN THE MORTGAGE.

NOTE: COLLATERAL ASSIGNMENT TO THE CIT GROUP/EQUIPMENT FINANCING INC. RECORDED AS DOCUMENT NO. 93704267.

NOTE: SUBORDINATION AGREEMENT RECORDED SEPTEMBER 21, 1993 AS DOCUMENT NO. 93753431 WHICH SUBORDINATES THE MORTGAGE TO THE MORTGAGE RECORDED AS DOCUMENT NO. 93753427 TO THE EXTENT STATED IN THE AGREEMENT.

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THE SOUTH 1/2 OF THE WEST 1/11TH OF THAT PART OF THE NORTH WEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35 (EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 593.00 FEET THEREOF AND EXCEPT THE WEST 50.00 FEET THEREOF) ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND CONTAINING 5.654 ACRES MORE OR LESS.

THE SOUTH 593.00 FEET OF THE WEST 1/11TH OF THAT PART OF THE NORTH WEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 33.00 FEET THEREOF, AND EXCEPT THE WEST 50.00 FEET THEREOF AND EXCEPT THAT PORTION OF THE LAND CONDEMNED IN CASE 78L 4097) ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 2.07 ACRES MORE OR LESS.

PARCEL 4: THE SOUTH 560 FEET OF THE WEST 160 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF LOT 1 IN BLUE ISLAND GARDENS SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH SAID TISSUE UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND IN THE WAREHOUSE LEASE (AS DEFINED IN THE CONDOMINIUM DECLARATION (DEFINED BELOW)).

The "survey" referenced above is attached as Exhibit 'E' to the Declaration of Condominium by FSC Paper Company, L.P., (now known as Chicago Tissue Company, L.P.), a Delaware limited partnership, recorded in the Office of the Cook County, Illinois Recorder as Document No. 93-602958, as amended by a certain Amendment to Declaration of Condominium of Alsip Paper Condominium, recorded in the Office of the Cook County, Illinois Recorder on August 18, 1993 as Document No. R93-652739 (as so amended, the "Condominium Declaration").

Common Address: 13101 South Crawford (Pulaski) Avenue, Alsip, Illinois, along with certain vacant property at the crossroads of 131st Street and Crawford (Pulaski) Avenue, Alsip, Illinois.

PIN: 24-35-101-048-1001

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