

RELEASE DEED

(General)

96955171

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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

DEPT-01 RECORDING \$25.00
740012 TRAN 3418 12/18/96 12:47:00
#9844 CG *-96-955171
COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS, THAT

Company
Ralston Purina Co., a Missouri Corporation

(The Above Space For Recorder's Use Only)

97621311 DI PCB all

25.00
13

City of St. Louis and State of Missouri for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby confessed, do hereby remise, convey, release and quit-claim unto Foodmaker, Inc., a Delaware Corporation, the Dunran Corporation, an Illinois Corporation, and the NBD Bank as Successor Trustee to the Bank and Trust Company of Arlington Heights under Trust Agreement dated 9/1/77 and known as Trust #1544

of the County of Cook and State of Illinois all the right, title, interest, claim or demand, whatsoever Ralston Purina Co., a Missouri Corp. may have acquired in, through or by a certain Assignment bearing date the _____ day of _____

A.D. 19____ and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 87364890 to the premises therein described, as follows, to wit: (See reverse side for legal description.) situated in Palatine County of Cook in the State of Illinois, together with all appurtenances and privileges thereunto belonging to, or pertaining. All the notes secured by said instrument have been paid, cancelled and surrendered.

Permanent Index Number (PIN): 02-12-101-008-0000 and 02-12-101-028-0000

Address(es) of Real Estate: 979 Dundee Road, Palatine, IL. 60067

DATED this 30th day of October 1996

COMPANY
RALSTON PURINA Co., a Missouri Corporation

(SEAL) (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

By: James R. Elsesser
James R. Elsesser, Vice President

(SEAL) (SEAL)

State of MISSOURI County of St. Louis ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

James R. Elsesser
Duly Authorized Agent of Ralston Purina Co., a Missouri Corp. 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 30th day of October 1996

Commission expires June 4 1999 Marella A. Wilson
NOTARY PUBLIC

This instrument was prepared by ALEXANDER G. POULAKIDAS, Attorney at Law, 161 North Clark Street, Suite 2900, Chicago, IL. 60601 (312) 269-1863

96955171

UNOFFICIAL COPY

Legal Description

of premises commonly known as 979 Dundee Road, Palatine, IL. 60067

See attached Legal Description.

Property of Cook County Clerk's Office

12155696

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Alexander G. Poulakidas
Attorney at Law (Name)
161 North Clark Street, Suite 2900
Chicago, Illinois (Address) 60601
(City, State and Zip)

Great Lakes Bagels, L.L.C.
(Einstein's Bagels) (Name)
979 Dundee Road
Palatine, IL. 60067 (Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

PARCEL 1:

THAT PART OF LOT 1 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1, 235.40 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER THEREOF TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 1, 221.76 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER THEREOF IN FREMD FIRST ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT 16928705 IN COOK COUNTY, ILLINOIS, ALSO THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4, 1149.69 FEET, EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 62 DEGREES 28 MINUTES 40 SECONDS, MEASURED WEST TO SOUTH, 78.93 FEET TO THE SOUTH LINE OF DUNDEE ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE 99.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 37 DEGREES 42 MINUTES, MEASURED NORTHEAST TO SOUTHEAST, 15.66 FEET, TO THE NORTHWESTERLY LINE OF LOT 1 IN FREMD FIRST ADDITION AFORESAID; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1, TO THE SOUTH LINE OF DUNDEE ROAD; THENCE WEST ALONG THE SOUTH LINE OF DUNDEE ROAD 17.51 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AS CREATED BY ACCESS EASEMENT AGREEMENT DATED OCTOBER 24, 1975 AND RECORDED MARCH 30, 1976 AS DOCUMENT 23432836 MADE BY AND BETWEEN DUNRAN CORPORATION, RALSTON SURINA COMPANY AND AURORA PIZZA HUT, INC. IN, OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN FREMD FIRST ADDITION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT 16928705, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF RAND ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 1 TO THE SOUTH LINE OF DUNDEE ROAD; THENCE WEST ALONG THE SOUTH LINE OF DUNDEE ROAD, 50.0 FEET; THENCE SOUTHEASTERLY TO A POINT ON A LINE WHICH IS PARALLEL WITH AND DISTANT 20.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING DISTANT 25.0 FEET SOUTHWESTERLY MEASURED ALONG SAID PARALLEL LINE FROM THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTH LINE OF DUNDEE ROAD; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT 25.0 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF RAND ROAD, AS MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTHWESTERLY TO A POINT ON THE NORTHEASTERLY LINE OF RAND ROAD, SAID POINT BEING 44.16 FEET NORTHWESTERLY, MEASURED ALONG SAID NORTHEASTERLY LINE OF RAND ROAD, FROM THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF RAND ROAD 44.16 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1 ABOVE, IN COOK COUNTY, ILLINOIS

96955173

UNOFFICIAL COPY

Property of Cook County Clerk's Office