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RELEASE OF INDENTURE OF MORTGAGE, DEED OF TRUST AND SECURITY

THIS RELEASE is made as of the 25th day of November, 1996 by W.T. Cunningham whose address is 101 Barclay Street, New York, New York 10286 and the Bank of New York, whose address is 101 Barclay Street, New York, New York 10286, Successor Trustee to New Connecticut Bank and Trust, N.A., as assignee of the Federal Deposit Insurance Corporation, as receiver of the Connecticut Bank and Trust Company, N.A. collectively designated as the Releasor unto Frank's Nursery & Crafts, Inc., whose address is 6501 E. Nevada, Detroit, Michigan 48234 (the "Releasee").

WHEREAS, the Releasor is the Trustee under a certain Indenture of Mortgage, Deed of Trust and Security Agreement dated September 1, 1988 from Frank's Nursery & Crafts, Inc. to the Connecticut Bank and Trust Company, N.A., et al. (the "Indenture") and other instruments as further described on the attached Schedule A; and

WHEREAS, the Releasor, at the request of the Releasee and with the consent of the Registered Noteholders, has agreed to release the premises described on Schedule "B" attached hereto from the lien of the Indenture.

NOW THEREFORE, the Releasor does release, quit-claim, exonerate and discharge from the lien and operation of the Indenture referred to above, the premises described on Schedule "B" attached hereto

To Have and to Hold the premises described on Schedule "B" attached hereto, with all the appurtenances, unto the Releasee and the Releasee's heirs, successors and assigns forever freed, exonerated and discharged of and from the lien of the Indenture referred to above.

IN WITNESS WHEREOF, the Bank of New York has caused this Release of Indenture of Mortgage, Deed of Trust and Security Agreement to be signed by its corporate officers and W.T. Cunningham has signed, as individual Trustee, as of the date first above written.

WITNESSES

By Michelle L. Russo
Michelle L. Russo

By Jason M. Gregory
Jason M. Gregory

By Kathleen Boyle
Kathleen Boyle

By Jack Lyle
Jack Lyle

By John T. Panourgias
John T. Panourgias

By Howard M. Rankin
Howard M. Rankin

By John T. Panourgias
John T. Panourgias

By Howard M. Rankin
Howard M. Rankin

THE BANK OF NEW YORK, AS TRUSTEE

By Timothy J. Shea
TIMOTHY J. SHEA
Assistant Treasurer

W.T. CUNNINGHAM, AS INDIVIDUAL TRUSTEE

By Robert M. Lovejoy, Jr.
FRANK'S NURSERY & CRAFTS, INC.
Robert M. Lovejoy, Jr.
Vice President & Treasurer

By J. Theodore Everingham
J. Theodore Everingham
Vice President & Secretary

7455-0818
COMMONWEALTH LAND
TITLE INSURANCE COMPANY
30 N. LaSalle, Suite 3900
Chicago, IL 60602

MAIL TO BOX 395

After recording return to
John Panourgias, Esq.
Frank's Nursery & Crafts, Inc.
6501 E. Nevada
Detroit, MI 48234

WHEN RECORDED RETURN TO
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Prepared by:
W.T. Cunningham
101 Barclay St
NY NY 10286

29.00
26.00
35.00

DEPT-91 RECORDING
RECORDS FROM 1173 12/30/96 16:25:00
1176 # LHM # 96-980748
COOK COUNTY RECORDER
DEPT-10 PENALTY

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STATE OF NEW YORK }
COUNTY OF NEW YORK }

SS:

On the 25th day of November, 1996, before me personally came Tim Ska to me known, who, being by me duly sworn did depose and say that she/he resides at 101 Barclay Street; that she/he is the ASSISTANT TREASURER of THE BANK OF NEW YORK, the corporation described in, and which executed the above instrument; and that she/he signed her/his name thereto by authority of the Board of Directors of said corporation.

William J. Cassels
Notary Public

My commission expires:

WILLIAM J. CASSELS
Notary Public, State of New York
No. 01CA5027720
Qualified in Bronx County
Certificate Filed in New York County
Commission Expires May 18, 1998

STATE OF NEW YORK }
COUNTY OF NEW YORK }

SS:

On this 25th day of November, 1996, before me personally came W. T. CUNNINGHAM, to me known and known to be in the individual described in, and who executed the foregoing instrument, and he duly acknowledged that he executed the same.

William J. Cassels
Notary Public

My commission expires:

WILLIAM J. CASSELS
Notary Public, State of New York
No. 01CA5027720
Qualified in Bronx County
Certificate Filed in New York County
Commission Expires May 18, 1998

STATE OF MICHIGAN }
COUNTY OF WAYNE }

SS:

The foregoing instrument was acknowledged before me this 25th day of November, 1996, by ROBERT M. LOVEJOY, JR. and J. THEODORE EVERINGHAM, the Vice President and Treasurer and Vice President and Secretary, respectively, of Frank's Nursery & Crafts, Inc., a Michigan corporation, on behalf of the said corporation.

William J. Cassels
Notary Public
Wayne County, Michigan

My commission expires:

NOTARY
MY COM

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SCHEDULE A

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Mortgage by Frank's Nursery & Crafts, Inc., to the Connecticut Bank and Trust Company, N.A., Lese Amato and Bank of New England Trust Company, N.A., as Trustees dated September 1, 1988 as Document Number 88481279, in the maximum amount of \$100,000,000.00 and assigned to W.T. Cunningham and The Bank of New York, as Successor Trustees, by Assignment recorded January 23, 1992 as Document Number 92044688, and amended by Note and Indenture Extension Agreement dated January 27, 1995 and recorded February 21, 1995 as Document Number 95120506.

Instrument of Acknowledgement of Resignation of Bank of New England as Florida Trustee and Appointment of the Bank of New York as Florida Trustee, dated January 27, 1995 and recorded February 21, 1995 as Document Number 95120505.

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SCHEDULE "B"

PARCEL 1:

That part of the North East quarter (1/4) of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, lying South East of the center of State Road, West of the West line of the East 57 feet of the aforesaid North East quarter (1/4) of Section 28, and South of a line drawn at right angles through a point on the West line of said East 57 feet which is 300 feet North of the South line of the North East quarter (1/4) of said Section 28 (except the Westerly 50 feet of the tract described, being a part of State Road) and also excepting therefrom the Easterly 475 feet, as measured along the North and South line thereof, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by Trustee's Deed, recorded December 6, 1979 as Document Number 25270445, as amended by the First Amendment to Easement recorded August 15, 1988 as Document Number 88463844 and re-recorded October 4, 1988 as Document Number 88455718, for ingress and egress over and upon the following described land, to wit:

That part of the Northeast quarter (1/4) of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on a line drawn at right angles to the West line of the East 57.00 feet of said Northeast quarter (1/4) through a point 300.00 feet North (as measured along the said West line of the East 57.00 feet) of the South line of the Northeast quarter (1/4) of said Section 28, said Point of Beginning being 475.00 feet West (as measured along said right angles line) of the said West line of the East 57.00 feet thereof; thence South 0° 00' 00" West (at right angle to last described right angle line) 24.00 feet to a point; thence South 90° 00' 00" East (24.00 feet South of and parallel with the first described right angle line) a distance of 429.58 feet to a point on the Westerly line of an easement dated December 20, 1965; thence North 66° 15' 47" West along said Westerly line of easement a distance of 59.62 feet to a point on the first described right angle line; thence South 90° 00' 00" West, along said right angle line 375.00 feet to the Point of Beginning of land herein described.

also

That part of the Northeast quarter (1/4) of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on a line drawn at right angles to the West line of the East 57.00 feet of said Northeast quarter (1/4) through a point 300.00 feet North (as measured along the said West line of the East 57.00 feet) of the South line of the Northeast quarter (1/4) of said Section 28; thence South 90° 00' 00" West, along said right angle line a distance of 100.00 feet to a point on the Westerly line of and

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LEGAL DESCRIPTION CONTINUED

Easement Agreement dated December 20, 1965; thence South $66^{\circ} 15' 47''$ East, along said Westerly line of easement a distance of 71.00 feet to curved line, convex Northerly having a radius of 49.42 feet, a distance of 38.89 feet (the chord of said curve bearing South $67^{\circ} 27' 30''$ East) to a point on the West line of the East 57.00 feet, aforesaid; thence North $0^{\circ} 00' 00''$ East, along said West line of the East 57.00 feet, a distance of 43.11 feet to the Point of Beginning, all in Cook County, Illinois.

Perman. of Sup. Ind. No. 19-28-202-014
Address: 7440 S. Cicero Avenue, Rockford Park, IL

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