

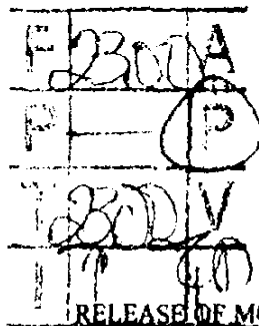
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96233667

THIS INSTRUMENT WAS PREPARED BY
AND UPON RECORDING RETURN TO:

Patricia V. Gentry
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

Box 170



DEPT-01 RECORDING \$23.00
 T#0004 TRAN 6349 03/27/96 14:05:00
 #6068 + LF *--96-233667
 COOK COUNTY RECORDER

KNOW ALL PERSONS BY THESE PRESENTS, that Toronto Dominion (Texas), Inc., as administrative agent for the Lenders ("Mortgagee"), having an office at 909 Fannin, Houston, Texas 77010, does hereby remise, release, convey and quitclaim unto Chicago Sun-Times, Inc., having an address at 401 N. Wabash Avenue, Chicago, Illinois 60611, its successors and assigns forever, all right, title, interest, claim or demand whatsoever Mortgagee may have acquired in through or by a certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of March 31, 1994 (the "Mortgage"), recorded in the Recorder's Offices in Cook County in the State of Illinois as Document No. 94928700, together with all appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF the undersigned has executed this Release of Mortgage as of the 11 day of March, 1996.

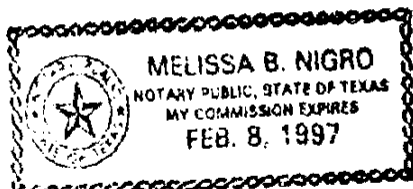
TORONTO DOMINION (TEXAS), INC.

By: _____
 Title: _____

State of Texas)
)
 County of Harris)

The foregoing instrument was acknowledged before me this 11 day of March, 1996, by Sophia D. Sgarbi, Vice President of Toronto Dominion (Texas), Inc. on behalf of said corporation. Given under my hand and seal this 11 day of March, 1996.

[Notarial Seal]



 Notary Public

My Commission Expires:

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permitted index numbers: 17-10-135-013-0000
 17-10-135-023-0000
 17-10-135-024-0000

EXHIBIT ADescription of the Leasehold Estate

The Leasehold Estate is comprised of (i) all of the Debtor's leasehold estate created by the Debtor, by virtue of that certain Lease, dated October 30, 1967 by and between International Business Machines Corporation, a corporation of New York, as lessor thereunder and Field Enterprises, Inc., a corporation of Delaware, as lessee thereunder, said Lease being evidenced by a Memorandum thereof recorded October 30, 1967 as Document No. 20305689 and amended by Amendment to Lease dated July 1, 1968 and recorded August 12, 1968 as Document No. 20581276 and further amended by an Amendment to Lease dated October 20, 1970 and a Memorandum thereof recorded December 11, 1970 as Document No. 21341825 and amended by Third Amendment to Lease recorded May 4, 1984 as Document No. 27071721, such lease being assigned by Assignment of Lease dated January 9, 1984 and recorded May 4, 1984 as Document No. 27071722, as assigned by Assignment of Lease dated July 2, 1986 and recorded July 2, 1986 as Document No. 8673218 which Lease demises the hereinafter described land for a term of years beginning February 7, 1972 and terminated on February 6, 2071, unless sooner terminated in said Lease (said Lease, as so amended and evidenced of record, together with all future amendments, modifications and restatements thereof is herein called the "Facility Lease"). The Facility Lease demises the premises legally described as follows:

A PORTION OF THE PROPERTY AND SPACE, LYING WITHIN THE BASEMENT LEVEL OF THE BUILDING COMMONLY KNOWN AS ONE IBM PLAZA, BEING A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISED OF THOSE PARTS OF BLOCK 2 AND WATER LOTS 3 TO 6, BOTH INCLUSIVE, IN KINZIE'S ADDITION TO CHICAGO; VACATED CARROLL AVENUE (FORMERLY KNOWN AS NEW NORTH WATER STREET); AND VACATED NORTH WATER STREET; SAID PORTION OF PROPERTY AND SPACE LIES ABOVE A HORIZONTAL PLANE AT 5.25 FEET ABOVE CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE AT 24.00 FEET ABOVE CHICAGO CITY DATUM; AND SAID PART OF THE TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET, AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1930 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 3 DEGREES, 9 MINUTES, 40 SECONDS WEST, 475.69 FEET FROM THE NORTH WEST CORNER OF SAID BLOCK 2 IN KINZIE'S ADDITION TO CHICAGO; THENCE NORTH 63 DEGREES, 2 MINUTES 40 SECONDS EAST, ALONG THE SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 68.58 FEET; THENCE NORTH 67 DEGREES, 35 MINUTES, 30 SECONDS EAST, 18.75 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 4.25 FEET; THENCE NORTH 67 DEGREES, 35 MINUTES, 30 SECONDS EAST, 1.62 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 29.64 FEET TO AN INTERSECTION WITH THE SOUTH FACE OF A CONCRETE BLOCK WALL; THENCE ALONG THE FACE OF SAID CONCRETE BLOCK WALL, THE FOLLOWING COURSES AND DISTANCES:

WEST 50.98 FEET; NORTH 0.83 OF A FOOT; WEST 36.82 FEET; SOUTH 0.83 OF A FOOT; WEST 49.85 FEET TO A POINT ON THE AFORESAID EAST LINE OF NORTH STATE STREET, AND THENCE SOUTH ALONG SAID EAST LINE OF NORTH STATE STREET, 183.44 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM ANY SPACE THEREIN OCCUPIED BY COLUMNS, CAISSONS, FOUNDATIONS, BEAMS, GUSSETS AND OTHER SUPPORTING STRUCTURES; ELEVATOR FITS, STAIRWELLS AND THE LIKE; AND SPACE DEVOTED TO A MINIMUM DOCKAGE FACILITY ON THE CHICAGO RIVER), IN COOK COUNTY, ILLINOIS.

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