

PARTIAL TERMINATION AND  
RELEASE OF LEASE  
AGREEMENT

UNOFFICIAL COPY 97175047

THIS AGREEMENT, made this  
15<sup>th</sup> day of March, 1997,  
by and between  
LASALLE NATIONAL TRUST NA,  
Successor Trustee of  
LASALLE NATIONAL BANK, as  
Trustee under Trust Agreement  
dated March 28, 1969 and known  
as Trust No. 10-15781-08  
("Lessor"), and  
ARMON, INCORPORATED a Delaware  
Corporation whose address is  
2265 Carlson Drive, Northbrook  
Illinois ("Tenant");

. DEPT-01 RECORDING 129.00  
. T#0014 TRAN 1399 03/14/97 09:12:00  
. #9833 + JW # -97-175047  
. COOK COUNTY RECORDER

WHEREAS, Tenant and Lessor entered into a Lease Agreement dated September 1, 1986, demising a portion of the real property more fully described in Exhibit A attached hereto and the improvements thereon ("premises"); and

WHEREAS, the premises has been resubdivided and the Lessor desires to sell a portion of the premises now known as follows:

LOT 1 IN MORAN NORTHBROOK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 6 (EXCEPT THE NORTH 11,000 FEET THEREOF) AND LOT 7 IN GLENBROOK INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 600.00 FEET THEREOF) AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A LINE 100.00 FEET WEST OF THE CENTER LINE OF THE MOST WESTERLY TRACT OF THE CHICAGO MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS, SAID PLAT HAVING BEEN RECORDED MARCH 12, 1991, AS DOCUMENT NO. 111,111.

("property"); and

WHEREAS, the Tenant does not occupy any part of the property to be sold by Lessor, and Tenant desires to release interest to the property.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the mutual covenants and agreements contained herein, the parties agree as follows:

1. Recitals.

The above and foregoing recitals are incorporated herein and made part of this Termination and Release of Lease.

2. Release of Tenancy.

The Tenant hereby grants and surrenders to Lessor all the property and rights thereto granted to the Tenant by said Lease Agreement, and any and all claims of title, ownership, tenancy or other interest in said property.

BOX 169

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### 3. Title.

Lessor, its beneficiaries and assigns, shall henceforth have clear and unencumbered ownership of the property and the land thereunder, to have and to hold the property free and clear of any claims of the Tenant for its own use and quiet enjoyment thereof.

### 4. Encumbrances.

The Tenant agrees and covenants that Tenant, its officers, agents and assigns, have not at any time heretofore made, done, committed, executed, permitted or suffered any act, deed, matter or thing whatsoever, or by reason or means whereof the said property has been assigned, relet or surrendered, or any part or parcel thereof is impeached, charged, effected or encumbered.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

SEE STAMP BELOW FOR THE EXCULPATORY PROVISION OF LASALLE NATIONAL BANK

**TENANT:**  
ARMON, INC.

BY: [Signature]  
Its: [Signature]

ATTEST: [Signature]  
Secretary

**LESSOR:** LaSalle National Bank, Successor Trustee to LASALLE NATIONAL TRUST NA, Successor Trustee of LASALLE NATIONAL BANK,\* as Trustee and not Individually, under Trust No. 10-15781-08.

BY: [Signature]  
Its: ASSISTANT VICE PRESIDENT

Successor Trustee to Exchange National Bank of Chicago, Successor Trustee to Central National Bank in Chicago

ATTEST: [Signature]  
**ASSISTANT SECRETARY**

97175047

Mail To:  
James M Lockwood  
805 Touhy Ave #200  
Park Ridge Ill 60068



# UNOFFICIAL COPY

This instrument was prepared by JAMES M. LOCKWOOD  
805 Touhy Avenue--Suite 200  
Park Ridge, Illinois 60068

MAIL TO:

James M. Lockwood  
805 Touhy Avenue  
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Property of Cook County Clerk's Office

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## EXHIBIT A

### PARCEL 1:

LOT 6 (EXCEPT THE NORTH 112 FEET), 7 AND 8 IN GLENBROOK INDUSTRIAL PARK UNIT 2 BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 (EXCEPT THE NORTH 800 FEET THEREOF) AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A LINE 100 FEET WEST OF THE CENTER LINE OF THE MOST WESTERLY TRACT OF THE CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE NORTH 60.0 FEET OF GLENBROOK INDUSTRIAL PARK UNIT NO. 3, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15 AND NORTH 132 FEET OF THE NORTH WEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 50 FEET WEST OF THE MOST WESTERLY TRACT OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILWAY, RECORDED PER DOCUMENT 21851970 LYING EAST OF THE EAST LINES OF CARLSON DRIVE AND WEST OF THE EAST LINE OF GLENBROOK INDUSTRIAL PARK UNIT NO. 2 RECORDED AS DOCUMENT 20667175 EXTENDED SOUTHERLY TO THE SAID SOUTH LINE OF THE NORTH 60.0 FEET, ALL IN COOK COUNTY, ILLINOIS.

PIN: 04-15-301-012-0000

04-15-301-013-0000

04-15-301-014-0000

04-15-301-013-0000

ADDRESS: 2265 Carlson Drive  
Northbrook, Illinois

Cook County Clerk's Office

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