

97328230

A-03161

**RELEASE OF MORTGAGE AND  
SECURITY AGREEMENT AND  
COLLATERAL ASSIGNMENT OF  
LEASES & RENTS**

Know All Men by These Presents, that **MARTIN OIL  
MARKETING, LTD.**, an Illinois limited partnership of Alsip,  
Illinois, for valuable consideration, the receipt of which is  
hereby acknowledged, does hereby release and discharge from  
the operation of (1) a certain Mortgage and Security Agreement  
executed by **EMRO MARKETING COMPANY**, a Delaware  
corporation, to said **MARTIN OIL MARKETING, LTD.**,  
dated May 2, 1994, and recorded as Document No. 94-409495  
of the Mortgage Records of the County of Cook, State of  
Illinois, on May 6, 1994, and (2) a certain Collateral  
Assignment of Leases and Rents executed by **EMRO  
MARKETING COMPANY**, a Delaware corporation to said  
**MARTIN OIL MARKETING, LTD.**, dated May 2, 1994,  
and recorded as Document No. 94-409496 of the Mortgage  
Records of the County of Cook, State of Illinois, on May 6,  
1994, all such property as is described therein.

IN WITNESS WHEREOF, **MARTIN OIL MARKETING, LTD.** has hereunto set  
its hand this 29th day of April, 1997.

IN THE PRESENCE OF

**MARTIN OIL MARKETING, LTD.**

*Supreme L. H. Muller*  
*William R. Geason*

By: **MARTIN MARKETING CORPORATION**  
Its General Partner

By *Thomas K. Kopf*  
Its: Senior Vice President  
Finance and Administration

**LAWYERS TITLE INSURANCE CORPORATION**

Release.Cook, IL

97328230

*(Handwritten initials)*

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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 Thomas A. Floyd, the Senior Vice President, Finance and Administration of Martin Marketing Corporation, an Illinois corporation, the general partner of Martin Oil Marketing, Ltd., an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of said corporation, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and partnership for the uses and purposes therein set forth.

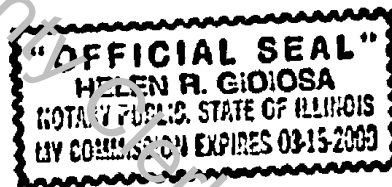
Given under my hand and notarial seal this 30<sup>th</sup> day of April, 1997.

*Helen R. Gioiosa*

Notary Public

My Commission expires:

3-15-2000



This Instrument Prepared By:  
Leslie M. Beck  
Martin Oil Marketing, Ltd.  
4501 West 127th Street  
Alsip, IL 60658

WHEN RECORDED RETURN TO:  
Real Estate Department, Rm. 1604  
539 South Main Street  
Findlay, OH 45840



Release Cook, IL

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Cook County, IL

## MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (this "Mortgage") is made as of May 2, 1994, between EMRO MARKETING COMPANY, a Delaware corporation, whose address is 500 Speedway Drive, Egon, Ohio 45123 ("Mortgagor"), and MARTIN OIL MARKETING, LTD., an Illinois limited partnership, whose address is 4501 West 127th Street, Alsip, Illinois 60658 ("Lender").

### RECITALS

94-09495

WHEREAS, Mortgagor is indebted to Lender in the principal sum of Fifty-One Million Three Hundred Thousand and 00/100 Dollars (\$51,300,000.00), which indebtedness is evidenced by a mortgage note dated of even date herewith and all modifications, substitutions, extensions and renewals thereof ("Note") providing for repayment of principal and interest and providing for a final payment of all sums due thereunder on May 1, 1997. The Note is incorporated herein by reference. In the event of any conflict between the terms of the Note and this Mortgage, the terms of the Note shall govern such conflict.

4 of 5

### THE GRANT

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest therein; the payment of all charges provided herein and all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements contained herein and in the Note, all future advances and all other indebtedness of Mortgagor to Lender whether now or hereafter existing (collectively, the "Secured Indebtedness" or "indebtedness") and also for other good and valuable consideration, the receipt and sufficiency whereof is acknowledged, Mortgagor does hereby convey, grant, and mortgage to Lender the real estate ("Real Estate") located in the County of Cook, State of Illinois and described on Exhibit A, subject only to the covenants, conditions, exements and restrictions set forth on Exhibit B, if any ("Permitted Encumbrances").

LAWERS TITLE INSURANCE CORPORATION

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TOGETHER WITH the following described property, all of which other property is pledged primarily on a parity with the Real Estate and not secondarily:

- (a) all buildings, structures, signs, billboards and other improvements of every kind and description now or hereafter erected, situated, or placed upon the Real Estate ("Improvements"), together with any and all Personal Property (as defined in Paragraph (j) below), attachments now or hereafter owned by Mortgagor and located in or on, forming part of, attached to, used or intended to be used in connection with, or incorporated in any such Improvements including all extensions, additions, betterments, renewals, substitutions and replacements to any of the foregoing;

141.50



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EXHIBIT A 409195

SITE NO. 2

9800 SOUTH CICKED AVENUE  
OAK LAWN, ILLINOIS

The East 129.25 feet of the West 188.25 feet of the East 138.25 feet (except the North 33 feet thereof) of the South 1/3 of the North 3/8 of the South 1/2 of the East 1/4 of the Northeast 1/4 of Section 9, Township 37 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

PROPERTY TAX NO.: 24-09-220-019  
24-09-220-033

Parcel Release Payment: \$1,921,301.00

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COURT A

SITE NO. 24

2303 SOUTH WESTERN AVENUE  
CHICAGO, IL

AND  
LOTS 25, 26, 27, 28 AND 29 IN HENRY C. CHILD'S SUBDIVISION OF BLOCK 3 IN LAUGHTON AND  
BICE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH,  
RANGE 14, EAST OF THE 1873rd PRINCIPAL MERIDIAN (EXCEPT THOSE PARTS OF SAID LOTS LYING WEST  
OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 30 TAKEN FOR  
WIDENING WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 16,159.88 SQ. FT.

COMMENCED AT S.W. CORNER SOUTH WESTERN AVENUE, CHICAGO, ILLINOIS.

Property Tax No.: 17-30-108-002  
17-30-108-003  
17-30-108-004  
17-30-108-005  
17-30-108-006  
17-30-108-007

Parcel Release Payment: \$2,444,388.00

94409195

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EXHIBIT A  
SITE NO. 30

5800 SOUTH HARLEM AVENUE  
SUMMIT, IL

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9140933

Lots 1, 2, 3 and 4 (except the East 17 feet of said lots 1, 2, 3 and 4) in Block 109 in the subdivision of Frederick W. Bartlett's Seventh Addition to Bartlett Highlands, being a subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 18 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Tax No.: 18-13-226-039

Parcel Release Payment: \$1,918,894.00

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Property of Cook County Clerk's Office

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City of Cook County Clerk's Office

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EXHIBIT A

SITE NO. 44

119 SOUTH CICERO AVENUE  
CHICAGO, IL

Lots 25, 26, 27 and 28 and the West 6 feet of Lot 29 in Block 3 in Kohart's  
Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 19  
North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Tax No.: 16-15-104-023  
16-15-104-025  
16-15-104-026

Parcel Release Payment: \$755,856.00

Property of Cook County Clerk's Office  
4/21/09 493

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EXHIBIT A 940949

SITE NO. 47

1401 SOUTH CALIFORNIA  
CHICAGO, IL

**LEGAL DESCRIPTION:**

That part of the Northeast 1/4 of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, described as follows: Commencing at a point 50 feet East of the West line of said Northeast 1/4 and 183 feet North of the South line of said Northeast 1/4; thence North along a line 50 feet East of the West line of said Northeast 1/4 to its intersection with a line parallel with the South line of said Northeast 1/4 and drawn from a point of intersection of the Southerly line of the Southerly Canal Reserve of the Illinois and Michigan Canal with a line 33 feet East of the West line of said Northeast 1/4; thence East along a line parallel to the South line of said Northeast 1/4, a distance of 157 feet; thence South along a line parallel with the West line of said Northeast 1/4, a distance of 625.32 feet to a point 33 feet North of the South line of said Northeast 1/4; thence West along a line parallel with the South line of said Northeast 1/4, a distance of 18 feet; thence North along a line parallel with the West line of said Northeast 1/4, a distance of 150 feet; thence West along a line parallel with the South line of said Northeast 1/4, a distance of 133 feet to the place of beginning, in Cook County, Illinois.

Property Tax No.: 16-36-200-042  
16-36-200-043

Parcel Release Payment: \$4,163,661.00

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Property of Cook County Clerk's Office

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**EXHIBIT A**

**SITE NO. 94**

**3394 NORTH DARIEN AVENUE  
CHICAGO, IL**

lots 1 and 2 in Block 18 in C. T. Yerkes Subdivision of Blocks 13, 14, 15, 16, 17, 18, 19 and 20 in the Subdivision of Section 19, Township 48 North, Range 14 East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4 thereof), in Cook County, Illinois.

Property Tax #: 14-19-323-009

Parcel release Payment: \$1,174,350.00

Property of Cook County Clerk's Office

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**SITE NO. 55**

**103 SOUTH HANCOCK ROAD  
BELLWOOD, IL**

**Lots 140, 141 and 142 (except the East 10 feet of said lots) in First Addition  
to Cummings and Williams Real Estate Corporation Subdivision of part of Miami  
Park in the West 1/2 of Section 9, Township 39 North, Range 12 East of the Third  
Principal Meridian, in Cook County, Illinois.**

**Property Tax No.: 15-04-300-029  
15-09-300-030  
15-07-300-031**

**Parcel Release Payment: \$792,768.00**

**94409435**

Property of Cook County Clerk's Office

15-09-300-030



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**SITE NO. 64**

**3554 WEST NORTH AVENUE  
CHICAGO, IL**

**LOTS 29, 30, 31, 32, 33 AND 34 (EXCEPT THE NORTH 5.00 FEET OF LOT 34) IN BLOCK 19 IN C.B. SIMON'S RESUBDIVISION OF BLOCKS 18 AND 19 IN EDWARD SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 3554 WEST NORTH AVENUE, CHICAGO, ILLINOIS**

**Property Tax No.: 13-35-418-024  
13-35-418-025  
13-35-418-026  
13-35-418-027**

**13-35-418-037**

**Parcel Release Payment: \$1,034,956.00**

**9409493**

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**SITE NO. 70**

**3731 WEST ROOSEVELT ROAD  
CHICAGO, IL**

**LEGAL DESCRIPTION:**

**Lots 1, 2, 3 and 4 in Block 1 in Vance and Phillips Boulevard Addition in the  
Northwest 1/4 of Section 29, Township 39 North, Range 13 East of the Third  
Principal Meridian, in Cook County, Illinois.**

**Property Tax No.: 16-23-104-001  
16-23-104-002**

**Parcel Release Payment: \$1,660,937.00**

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SITE NO. 111

6010 WEST 95TH STREET  
OAKLAWN, IL

Lots 21, 22, 23, 24 and 25 (except the South 17 feet of said lots conveyed to Department of Public Works and Buildings) in Block 1 in Richard Goldman's Oak Lawn Manor Subdivision of the East 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 37 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 17, 1918 as Document Number 6747119, in Cook County, Illinois.

Property of Cook County Clerk's Office

21 05 305 031  
21 05 305 032  
21 05 305 033  
21 05 305 034  
21 05 305 035

Parcel Release Payment: \$1,384,098.00

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5550 WEST 79TH STREET  
BURBANK, IL

Lots 18, 19 and 20 in Block 8 in Frederick W. Bartlett's Greater 75th Street Subdivision, being a subdivision of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 19, also the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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Property Tax No.: 19 28 026 012  
19 28 026 011  
19 28 026 014

Parcel Release Payment: \$1,720,581.00

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UNIT A

SITE NO. 117

711 S. HALSTED STREET  
CHICAGO HEIGHTS, IL

The South 9 feet of Lot 6, Lot 7, 8, 9 and 10 in Block 43 in Percy Wilson's Southgate Addition to Arterial Hill, a subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1927 as Document Number 9787874, in Cook County, Illinois.

Property of Cook County Clerk's Office

Property Tax No.: 12-16-304-041

Parcel Release Payment: \$631,887.00

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**SITE NO. 121**

**4553 W. 127TH STREET  
ALSIP, IL.**

**LEGAL DESCRIPTION:**

**Lots 1 and 2 in Block 2 in Alsip Manor, a subdivision in the Northwest 1/4 of Section  
Township 27 North, Range 11 East of the Third Principal Meridian, in Cook County,  
Illinois, according to the plat thereof recorded July 1, 1946 as Document Number  
1181606, in Cook County, Illinois**

**Property Tax**

2011  
2012

**Parcel Release Payment:**

**\$951,156.00**

**97328230**

**94409495**

Property of Cook County Clerk's Office

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EXHIBIT A

SITE NO. 169

3101 WEST LAKE STREET  
MELROSE PARK, IL

Lot 2 and Lot 3 (except the North 75 feet thereof) in Block 2 in Henry Koffel's  
2nd Addition to Melrose Park, a subdivision in the West 1/2 of Section 4,  
Township 19 North, Range 12 East of the Third Principal Meridian, in Cook  
County, Illinois.

Property of Cook County Clerk's Office

Property Tax No.: 14-04-309-019

Parcel Release Payment: \$1,118,185.00

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**SITE NO. 250**

**801-805 NORTH CICKNO AVENUE  
CHICAGO, IL**

Lots 23, 24, 25, 26 and 27 in Block 12 in the Subdivision by the Trustees of the West Chicago Land Company of the West 1/2 of the Southwest 1/4 of Section 9, Township 19 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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Property Tax No.: 16-03-314-017  
16-03-314-018  
16-03-314-019

Parcel Release Payment: \$850,879 (0)

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