

# UNOFFICIAL COPY

This instrument was prepared by and after recording should be returned to:

Paul G. Mackey, Esq.  
Dewey Ballantine LLP  
1301 Avenue of the Americas  
New York, New York 10019

98042760

Nov 23 1997 11:14:00 AM  
Cook County Recorder



## RELEASE OF MORTGAGE

For the protection of the owner, this release shall be filed with the Recorder of Deeds or the Registrar of Titles in whose office the Mortgage or Deed of Trust was filed.

Know all men by these presents, that THE CIT GROUP/EQUIPMENT FINANCING, INC., a New York corporation, as Collateral Agent, for and in consideration of the payment of the indebtedness secured by the Mortgage, Assignment of Leases and Rents and Security Agreement hereinafter mentioned, and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto JLM CHEMICALS, INC., a Delaware corporation, its successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage, Assignment of Leases and Rents and Security Agreement, bearing date the 8<sup>th</sup> day of June, 1995 as recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document No 95388800 to the premises therein described in EXHIBIT A attached hereto and situated in the County of Cook, State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 24-35-200-013; 24-35-200-014;  
24-35-401-003

Address of Premises: 3350 West 131<sup>st</sup> Street  
Blue Island, Illinois

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(A3)

IN WITNESS WHEREOF, this Release of Mortgage has been duly executed by Mortgagee this 1 day of ~~November~~, 1997.  
*DECEMBER*

THE CIT GROUP/  
EQUIPMENT FINANCING, INC.,  
as Collateral Agent

By *A. Pencuk*  
Name: ANATOLE PENCUK  
Title: VICE PRESIDENT

Attest:

*E. Tesser*  
Name: Edward A Tesser  
Title: *V.P.*

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ACKNOWLEDGMENT

STATE OF NEW YORK )
: ss.:
COUNTY OF NEW YORK )

SAK

On the 1 day of November, 1997, before me personally came RANDY PEACHUCK, to me known, who, being by me duly sworn, did depose and say that he/she resides at 134 DELTE AVE, TILKAPPE NY; that he/she is the Vice President of The CIT Group Equipment Financing, Inc., the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like authority of the board of directors of said corporation.

Stanley R Karp
Notary Public

My Commission Expires:

STANLEY R KARP
Notary Public, State of New York
No 02KA5057858
Qualified in Suffolk County
Commission Expires April 1, 1998

Notary of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE  
JAN 10 2013

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1

#### Description of Fee Premises

That part of Lot 1 in Clark Oil and Refinancing Corporation Subdivision in Section 35, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

**NOTE:** The East line of said Lot is assumed as 'Due North' for the following courses.

Beginning at the Southeast corner of said Lot 1; thence North 89 degrees 25 minutes 20 seconds West on the South line of said Lot, 149.0 feet to the place of beginning; thence continuing North 89 degrees 25 minutes 20 seconds West on said South line of said Lot, 615.26 feet; thence North 0 degrees 20 minutes 30 seconds East 1110.0 feet; thence South 89 degrees 25 minutes 20 seconds East parallel with the said South line of said Lot, 657.64 feet to a point in the said East line of said Lot; thence due South on said line, 665.15 feet to a point that is 424.90 feet North of the aforesaid Southeast corner of said Lot; thence North 89 degrees 25 minutes 20 seconds West parallel with the said South line of said Lot, 46 feet; thence due South parallel with the said East line, 292.15 feet; thence North 89 degrees 25 minutes 20 seconds West parallel with said South line 101.0 feet; thence due South parallel with said East line, 142.75 feet to the place of beginning, in Cook County, Illinois.

Tax Parcel Identification Number 24-35-290-0.3, Volume 249.

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**Parcel 2****Description of Ground Lease and Premises Covered by Ground Lease**

Leasehold Estate, created by the instrument (herein referred to as the 'Ground Lease'), executed by and between Clark Oil and Refinancing Corporation, a Wisconsin corporation, Lessor, and B.T.L. of Illinois, Inc., an Illinois corporation, Lessee, dated September 16, 1985, a Memorandum thereof dated September 16, 1985 recorded October 10, 1985 as Document Number 85230543 in the Records of Cook County, Illinois, for a term commencing on September 16, 1985 and ending on September 15, 2084, subject to such term commencing, terminating or expiring on such other date(s) as provided in the Ground Lease; the Leasehold Estate in the Ground Lease assigned by an Assignment and Assumption of Clark Lease by and between BTL Specialty Resins Corp., a Delaware corporation, successor by merger to B.T.L. of Illinois, Inc., an Illinois corporation, Assignor, and JLM Chemicals, Inc., Assignee, and recorded immediately prior to this Mortgage, whereby Assignor assigns to Assignee all of Assignor's right, title and interest in, to and under the Ground Lease and Assignee assumes and accepts the Ground Lease; the Ground Lease demising and leasing the following described premises:

**PARCEL A:**

One propane/propylene storage tank located on the following described property, together with the right of ingress and egress granted to Lessee for the purpose of repair, operation, maintenance and replacement of the tank, over the following described property:

That part of Lot 1 in Clark Oil and Refinancing Corporation Subdivision in Section 35, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

NOTE: The East of line of said Lot is assumed as 'Due North' for the following courses.

Beginning at the Southeast corner of said Lot 1: thence North 89 degrees 25 minutes 20 seconds West of the South line of said Lot, 149.0 feet; thence due North, parallel with said East line of Lot 1, 112.75 feet to the Place of Beginning; thence North 89 degrees, 25 minutes, 20 seconds East 30 feet; thence due North 30 feet; thence North 89 degrees, 25 minutes 20 seconds West 30 feet; thence due South 30 feet to the Place of Beginning.

The Ground Lease further provides: 'The description mentioned above is intended to include the existing propylene tank on Clark Oil's property and sufficient land around the tank for access, maintenance and use of the tank'.

A portion of Tax Parcel Identification Number 24-35-200-014, Volume 249.

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**PARCEL B:**

Two benzene storage tanks, Tanks 71 and 72, located on the following described property, plus the land located in the area outlined in red on Exhibit C in the Ground Lease located within the dikes surrounding the benzene storage tanks, together with the right of ingress and egress granted to Lessee for the purpose of repair, operation, maintenance and replacement of the tanks, over the following described property:

Lot 3 in Clark Oil and Refining Corporation Subdivision in Section 35, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois except the following:

The South 100 feet of said Lot, the West 400 feet of said Lot, the North 125 feet of said Lot, and the East 400 feet of said Lot.

Said Lease further provides: "The description mentioned above is intended to include benzene tanks 71 and 72 on Clark Oil's property and sufficient land adjacent to the tanks, including land to the center of the adjoining dikes protecting the tanks".

A portion of Tax Parcel Identification Number 24-35-401-003, Volume 249.

**Parcel 3****Description of Easements, Licenses and other rights**

The easement and other rights appurtenant to the owner of Parcel 1 contained within the following Agreements dated September 16, 1985 between B.T.L. of Illinois, Inc. and Clark Oil & Refining Corporation and, if recorded, recorded October 10, 1985 in the Records of Cook County, Illinois:

1. Easement Agreement recorded as Document Number 85230534.
2. Easement Agreement recorded as Document Number 85230535.
3. Easement Agreement recorded as Document Number 85230537.
4. Throughput Agreement, a Memorandum of which recorded as Document Number 85230544.
5. Fuel Agreement.
6. Propane/Propylene Agreement.
7. Easement Agreement regarding parking.
8. Water License.
9. Potable Water License.
10. Right to Purchase or Lease.
11. License Agreement.