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5708/0206 04 001 Page 1 of 4  
1999-06-16 12:01:23  
Cook County Recorder 27:00



99578539

PARTIAL RELEASE OF MORTGAGE  
from  
THE CHASE MANHATTAN BANK  
(formerly known as CHEMICAL BANK,  
successor by merger to  
Manufacturers Hanover Trust Company,  
as Agent)

Dated 6/14, 1999

This instrument was prepared by:

Simpson Thacher & Bartlett  
425 Lexington Avenue  
New York, New York 10017  
Attn: Erin Rothfuss, Esq.

Erin Rothfuss, Esq.

After recording return to:

Liz Prather, Paralegal  
Legal Department  
Long John Silver's, Inc.  
P.O. Box 11988  
Lexington, Kentucky 40579-1988

BOX 333-CTI

78-15-631 PL Comment (11.04)

Property of Cook County Clerk's Office

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## PARTIAL RELEASE OF MORTGAGE

In consideration of the partial payment of the indebtedness described in and secured by the lien created by that certain Mortgage dated as of May 18, 1990 from LONG JOHN SILVER'S, INC. as modified, upon the property hereinafter described, the subscriber as the agent for the present legal owners and holders of such indebtedness does hereby release from the operation of the lien thereby created, the Released Property (described below) from the instrument of record in the Office of the Recorder of Cook County, in the state of Illinois as follows: to-wit:

Mortgage dated May 18, 1990, recorded May 23, 1990 as document no. 90240832 and modified by that certain Modification Agreement recorded as document no. 97081910 in the Office of the Recorder of Cook County, Illinois.

NOW, THEREFORE, said lien having been partially paid, THE CHASE MANHATTAN BANK, formerly known as CHEMICAL BANK, successor by merger to Manufacturers Hanover Trust Company, as Agent, hereby releases its interest in said lien, covering a portion of the property described as follows:

3746 South Western Avenue, Chicago, Illinois (store #3416)

said property being more particularly described in Exhibit A attached hereto and made a part hereof (the "Released Property").

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien securing the payment of the above-described indebtedness as to the hereinafter described Released Property ONLY, and nothing herein shall be construed to waive, affect, release or impair the validity of the lien securing the payment of the said indebtedness as to any other property set out and described in the above-mentioned Mortgage.

IN WITNESS WHEREOF, the undersigned has caused its name to be subscribed hereunto by its duly authorized officer on this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Signed, sealed and delivered  
this 11 day of June, 1999  
in the presence of:

*Ann Rathburn*

(Unofficial Witness)

*Douglas A. Jenks*

Notary Public

THE CHASE MANHATTAN BANK  
(formerly known as CHEMICAL BANK, successor  
by merger to Manufacturers Hanover Trust Company,  
as Agent)

By: *Patrick A. Daniello*

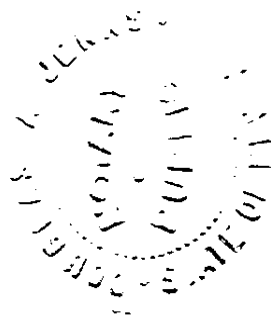
Name:

Title:

**PATRICK A. DANIELLO**  
VICE PRESIDENT

My Commission Expires:

**DOUGLAS A. JENKS**  
Notary Public, State of NY  
No. 4800719  
Qualified in Dutchess County  
Term Expires December 31, 19 99

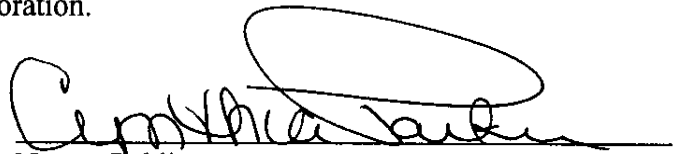


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STATE OF NEW YORK    )  
                                  )    SS.:  
COUNTY OF NEW YORK   )

On this 11 day of June, 1994, before me personally came Patrick Vanecko, to me known, who being by me duly sworn did depose and acknowledge that he is Vice President of The Chase Manhattan Bank, formerly known as Chemical Bank, successor by merger to Manufacturers Hanover Trust Company, the New York banking corporation described in and which executed the foregoing instrument and that he executed said instrument by order of the Board of Directors of said corporation.

  
Notary Public

My commission Expires:

2/12/2000

CYNTHIA PARKER  
NOTARY PUBLIC, State of New York  
No. 01PA5055476  
Qualified in Putnam County  
Commission Expires February 12, 2000



SCHEDULE A

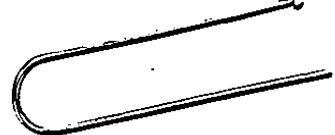
Parcel 1: That part of Block 1 in Baker's Subdivision of Lots 65 to 72, inclusive, and 75 to 80, inclusive, of the Town of Brighton in the Southeast Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, described as follows: beginning at the Southwesterly corner of Archer Avenue and South Western Avenue; Thence running South along the West line of South Western Avenue 200 feet; Thence running West to the Easterly line of the right of way of the Chicago Terminal Transfer Railroad Company; Thence running Northwesterly along the Easterly line of said right of way to the Southeasterly line of Archer Avenue; Thence running Northeasterly along the Southeasterly line of Archer Avenue to the place of beginning, excepting therefrom that part thereof conveyed to the City of Chicago, in Cook County, Illinois. Baker's Subdivision being recorded September 28, 1883 as document 497531.

Parcel 2: That part of the vacated West 20 feet of Western Avenue lying East of and adjoining and accruing to Parcel 1 aforesaid. Excepting from said Parcels 1 and 2 described above that part thereof condemned by the City of Chicago in Case #70L14802 (Circuit Court of Cook County, Illinois) in Cook County, Illinois, described as follows: That part of Block 1 in Baker's Subdivision of Lots 65 to 72, inclusive, and 75 to 80, inclusive, of the Town of Brighton in the Southeast Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, described as follows: beginning at the Southwesterly corner of Archer Avenue and South Western Avenue; Thence South along the East line of said South Western Avenue a distance of 15 feet; Thence West a distance of 5.0 feet to an intersection with a line 8.0 feet Southerly of and parallel with the Southeasterly line of said Archer Avenue; Thence Southwesterly along said parallel line to a point which is 80.0 feet Southwesterly of said corner as measured along the Southeasterly line of said Archer Avenue; Thence continuing Southwesterly in a straight line to a point on the Southeasterly line of said Archer Avenue which is 170.0 feet Southwesterly of said corner, as measured along the Southeasterly line of said Archer Avenue; Thence Northeasterly along the Southeasterly line of said Archer Avenue, a distance of 170.0 feet to the point of beginning, in Cook County, Illinois.

Also described by metes and bounds as follows: beginning at the intersection of the East line of the West 20 feet of South Western Avenue with the South line of Archer Avenue as widened; Thence South 00° 00' 00" West along said Western Avenue 185.0 feet; Thence North 90° West 235.31 feet to the Easterly line of the right of way of Chicago Terminal Transfer Railroad Company; Thence North 25° 57' 23" West along said Easterly line 12.84 feet to the Southeasterly line of Archer Avenue; Thence North 51° 58' 04" East along said Southeasterly line 135.88 feet to a bend therein; Thence North 57° 02' 50" East along the Southeasterly line of Archer Avenue as widened 90.35 feet to a bend therein; Thence North 51° 58' 04" East along said Southeasterly line of Archer Avenue as widened 65.88 feet; Thence North 90° East 6.19 feet to the point of beginning, in Cook County, Illinois.

Permanent Tax No. 16-36-428-001 Vol. 509

3746 S. Western Avenue



COOK COUNTY