

UNOFFICIAL COPY

99934428

20070004 24 004 Page 1 of 5
1999-10-04 10:54:01
Cook County Recorder 29.50



99934428



MAIL TO:

Tony P. Valevicius
Lorenzini & Dressler, Ltd.
1900 Spring Road, Suite 501
Oak Brook, IL 60523

RECORDER'S STAMP

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

Property of Cook County Clerk's Office

TERMINATION OF LEASE

**PIN: 13-15-239-038
13-15-239-039
ADDRESS: 4448 N. Pulaski, Chicago, Illinois**

THIS TERMINATION OF LEASE, made this 15th day of June, 1999 by and between AutoZone, Inc., a Nevada corporation as "Tenant" and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 17, 1995 and known as Trust No. 119976-08 "Landlord."

NAME AND ADDRESS OF PREPARER:

Tony P. Valevicius, Esq.
Lorenzini & Dressler, Ltd.
1900 Spring Road, Suite 501
Oak Brook, IL 60523
(630) 684-0400

UNOFFICIAL COPY

99934428

Page 2 of 5

TERMINATION OF LEASE

THIS TERMINATION OF LEASE (this "Agreement") is made this 15th day of June, 1999 by and between AutoZone, Inc., a Nevada corporation as ("Tenant") and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 17, 1995 and known as Trust No. 119976-08 ("Landlord").

RECITALS

WHEREAS, Landlord and The Pep Boys, Manny, Moe & Jack of California ("Predecessor Tenant") made and entered into a Lease dated September 19, 1995 (the "Lease") for the premises therein described as 4448 N. Pulaski, Chicago, Illinois (the "Leased Premises").

WHEREAS, on October 21, 1998, Tenant acquired all of the assets of Predecessor Tenant, including Predecessor Tenant's leasehold interest in and to the Lease and the Leased Premises.

WHEREAS, Landlord has contracted to sell fee simple title to the Leased Premises to Tenant, the closing of which is to occur on the date hereof.

NOW THEREFORE, in consideration of the foregoing Recitals which are hereby incorporated as though fully set forth herein and in consideration of the mutual covenants, terms and conditions contained herein and in consideration of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Effective on the date hereof, the Lease is hereby terminated, declared void and of no further force and effect.

LANDLORD:

American National Bank and Trust Company of Chicago,
as Trustee under Trust Agreement dated January 17, 1995
and known as Trust No. 119976-08

By: PULASKI PLACE L.L.C., an Illinois limited liability
company, its sole Beneficiary, with sole power of direction

By: 

Charles Markopoulos, Manager

TENANT:

AUTOZONE, INC., a Nevada corporation

By: 

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, MARIE F. SANDERS, a Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES MARKOPOULOS, personally known to me to be the Manager of Pulaski Place, L.L.C., an Illinois limited liability company, which is the beneficiary of American National Bank and Trust Company of Chicago Trust No. 119976-08, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as Manager of said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN Under my Hand and Notarial Seal this 26 day of June, 1999.

Marie F Sanders
Notary Public

My Commission expires:

5-14-02



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF TENNESSEE

COUNTY OF SHELBY

I, Deana Barber, do hereby certify that on the 22nd day of September, 1999, Wm. David Gilmore, the Vice President of AutoZone, Inc., a Nevada corporation, personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.



Deana Barber

Notary Public

My commission expires: 5/23/2000

Property of Cook County Clerk's Office

UNOFFICIAL COPY
FIRST AMERICAN TITLE INSURANCE COMPANY
30 North La Salle, Suite 310, Chicago, IL 60602

ALTA Commitment
Schedule C

File No.: CC180647

99934428 Page 5 of 5

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 11, 14, 15, 18 AND THE NORTH 18.465 FEET OF LOT 19 IN BLOCK 13 IN JOHN MILLER'S IRVING PARK ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3 AND 4 IN THE RESUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 13 IN JOHN MILLER'S IRVING PARK ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED BY METES AND BOUNDS AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AS DESIGNATED UPON THE RE-SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 13 OF JOHN MILLER'S IRVING PARK ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS RECORDED AS DOCUMENT NO. 5192830 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST ON THE EAST LINE OF LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON RE-SUBDIVISION, AND ON THE EAST LINE OF LOTS 11, 14, 15, 18 AND 19 AS DESIGNATED UPON SAID JOHN MILLER'S IRVING PARK ADDITION, A DISTANCE OF 240.03 FEET TO THE SOUTH LINE OF THE NORTH 18.465 FEET OF SAID LOT 19; THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS WEST ON THE SOUTH LINE OF THE NORTH 18.465 FEET OF SAID LOT 19, A DISTANCE OF 124.09 FEET TO THE WEST LINE OF LOT 19; THENCE NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST ON THE WEST LINE OF LOTS 19, 18, 15 AND 14 AS DESIGNATED UPON SAID JOHN MILLER'S IRVING PARK ADDITION AND LOTS 4, 3, 2 AND 1 OF SAID RE-SUBDIVISION, A DISTANCE OF 240.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 28 MINUTES 25 SECONDS EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 127.07 FEET TO THE POINT OF BEGINNING.