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2000-12-08 09:48:51
Cook County Recorder 29.50

WHEN RECORDED MAIL TO:

Construction Lending Corporation
of America - Builder Division
155 North Lake Ave., 11th Floor
Pasadena, CA 91101
Attn: Vangie Noriega



00968528

Loan No. 50- 5200001

FULL RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT INDYMAC BANK, F. S. B., dba Construction Lending Corporation of America, successor in interest to IndyMac Mortgage Holdings, Inc., ("Mortgagee"), of State of Illinois, for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby confessed, do hereby remise, convey, release and quit claim unto The LDC/Irving Village Limited Partnership, an Illinois limited partnership, as **Mortgagor**, State of Illinois all right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Construction Mortgage, with Assignment of Rents, Security Agreement and Fixture Filing, dated November 25, 1998 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on December 18, 1998 as Document No. 08150229 and modified by Modification of Mortgage and Other Security Documents, dated May 24, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on June 27, 2000 as Document No. 00476271

See Exhibit "A" attached hereto and made a part hereof together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index Number (PIN) 13-22-102-014 and 13-22-117-001

Address(s) of Real Estate: 3801 North Milwaukee Avenue, Chicago, Illinois

WITNESS MY HAND THIS 1st DAY OF December, 2000

FOR PROTECTION OF THE OWNER,
THIS RELEASE SHALL BE FILED
WITH THE COUNTY RECORDER IN
WHOSE OFFICE THE MORTGAGE OR
DEED OF TRUST WAS FILED.

INDYMAC BANK, F. S. B., dba CONSTRUCTION
LENDING CORPORATION OF AMERICA

Sandi Kramer, Vice President

98-1023

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Loan No. 50-5200001

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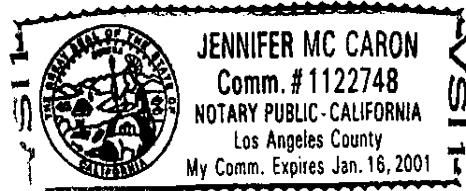
STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.

On 12/1/00 before me Jennifer McCaron
personally appeared Sand. Kramer personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Jennifer McCaron



Property of Cook County Clerk's Office

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EXHIBIT "A"

00968528

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILROAD WITH THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILWAY, SAID POINT BEING 408 FEET MORE OR LESS SOUTH OF THE NORTH LINE OF SECTION 22; THENCE SOUTH ON THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, NORTHWESTERN RAILROAD TO THE NORTHERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE TO THE NORTH LINE OF GRACE STREET; THENCE EAST ON THE NORTH LINE OF GRACE STREET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF THE RIGHT OF WAY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT LOT OR PIECE OF LAND LYING WESTERLY OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, NORTHEASTERLY OF MILWAUKEE AVENUE AND SOUTH OF EVERETT STREET (NOW GRACE STREET) COMMONLY KNOWN AS ARTESIAN WELL LOT IN GRAYLAND, SAID GRAYLAND BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 10 ACRES IN THE NORTHEAST CORNER) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF WEST GRACE STREET LYING WESTERLY OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE, IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 10 ACRES IN THE NORTHEAST CORNER) ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3801 NORTH MILWAUKEE AVENUE,
CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS : 13-22-102-014 AND 13-22-117-001

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EXHIBIT "B"

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All present and future right, title and interest of Debtor in and to all inventory, equipment, fixtures and other goods (as those terms are defined in the Illinois Uniform Commercial Code, (the "UCC"), and whether existing now or in the future) now or in the future located at, upon or about, or affixed or attached to or installed in, the Real Property (as defined below), or used or to be used in connection with or otherwise relating to the Real Property or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing or occupancy of the Real Property, including furniture, furnishings, machinery, appliances, building materials and supplies, generators, boilers, furnaces, water tanks, heating, ventilating and air conditioning equipment and all other types of tangible personal property of any kind or nature, and all accessories, additions, attachments, parts, proceeds, products, repairs, replacements and substitutions of or to any of such property; and

All present and future right, title and interest of Debtor in and to all accounts, general intangibles, chattel paper, deposit accounts, money, instruments and documents (as those terms are defined in the UCC) and all other agreements, obligations, rights and written materials (in each case whether existing now or in the future) now or in the future relating to or otherwise arising in connection with or derived from the Property (as defined below) or any other part of the Collateral or the ownership, use, marketing, leasing, occupancy, sale or financing of the Property or any other part of the Collateral, including (i) permits, approvals, development agreements and other governmental authorizations, (ii) improvement plans and specifications and architectural drawings, (iii) agreements with contractors, subcontractors, suppliers, project managers and supervisors, designers, architects, engineers, sales agents, leasing agents, owners of other properties, consultants and property managers, (iv) takeout, refinancing and permanent loan commitments, (v) warranties, guaranties, indemnities and insurance policies, together with insurance payments and unearned insurance premiums, (vi) claims, demands, awards, settlements and other payments arising or resulting from or otherwise relating to any insurance or any loss or destruction of, injury or damage to, trespass on or taking, condemnation (or conveyance in lieu of condemnation) or public use of any of the Property, (vii) any cash collateral account maintained by Secured Party in connection with any financing of the Property by secured Party, and any amount deposited by Debtor with Secured Party which is to be held in any such cash collateral account, (viii) leases, rental agreements, license agreements, service and maintenance agreements, purchase and sale agreements and purchase options, together with advance payments, security deposits and other amounts paid to or deposited with Debtor under any such agreements, (ix) reserves, deposits, bonds, deferred payments, refunds (including property tax refunds), reimbursements (including reimbursements from governmental agencies and other property owners in respect of any fees and other amounts paid, improvements constructed or services provided in connection with the development of the Real Property), rebates, discounts, cost savings, escrow proceeds, sale proceeds and other rights to the payment of money, trade names, trademarks, goodwill and all other types of intangible personal property of any kind or nature, and (x) all supplements, modifications, amendments, renewals, extensions, proceeds, replacements and substitutions of or to any of such property.

As used above: (i) the term "Real Property" means (A) the real property described in Exhibit "A" attached to this Financing Statement and incorporated in this Financing Statement by reference (the "Land"), (B) all buildings, structures and other improvements now or in the future located or to be constructed on the Land (the "Improvements"), and (C) all tenements,

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hereditaments, appurtenances, privileges and other rights and interests now or in the future or otherwise relating to the Land or the Improvements, including easements, rights-of-way, development rights, mineral rights, water rights and water stock; and (ii) the term "Property" means the Real Property and the types or items of property described in paragraph (a) above.

GLP/LOANS/CLCA/LETTVIN.MORT
Execution GLP

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