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11/17/00 6:45:00 Page 1 of 6
2000-01-10 10:19:57
Cook County Recorder 31.00



00021840

1850194 CTI 143 (JS)

RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

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 OR TRUST WAS FILED.

KNOWN ALL MEN BY THESE PRESENTS, That the **Harris Bank Arlington-Meadows**, as Mortgagee, for and in consideration of the payment of the indebtedness secured by the **Mortgage and Assignment of Rents** hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto **E.D.W. Real Estate, Inc.** heir, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain **Mortgage and Assignment of Rents** bearing date the **7th** day of **July, 1999** recorded in the Recorder's Office of **Cook County**, in the State of **Illinois**, in book ___ of records, on page ___, as document Number **99706961** and **99706962** to the premise therein described, situated in the County of **Cook**, State of **Illinois**, as follows, to wit:

See Attached Exhibit A.

Permanent Real Estate Index Number(s): 07-09-301-023-0000

Address(es) of premises: 911 West Higgins Road
Schaumburg, IL 60195

364299466

BOX 333

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EXHIBIT A

A. Oates is the record title owner of the following described parcel of land, hereinafter known as Parcel 1:

That part of Lot 2 in T and C Commercial Unit No. 3, being a resubdivision of Lot 2 in T and C Commercial Unit No. 1, being a subdivision of part of the Southwest 1/4 of Section 9, Township 41 North, Range 10 East of the Third Principal Meridian in the Village of Schaumburg, in Cook County, Illinois described as follows: beginning at the Northeast corner of said Lot 2; thence Southward along the East line of said Lot 2, South $3^{\circ} 00' 15''$ East, a distance of 243.28 feet to the Southeast corner of said Lot 2; thence Westward along the South line of said Lot 2, South $86^{\circ} 59' 45''$ West, a distance of 164.76 feet; thence Northward along a line being parallel with the West line of said Lot 2, North $00^{\circ} 40' 44''$ East, a distance of 299.78 feet to a point on the Northerly line of said Lot 2, being the Southerly right-of-way line of Higgins Road, thence Eastward along the said Northerly line, South $71^{\circ} 59' 46''$ East, a distance of 155.87 feet to the point of beginning.

B. Weissberg is the record title owner of the following described parcel of land, hereinafter known as Parcel 2:

Lot 2 in T and C Commercial Unit 3, being a resubdivision of Lot 2 in T and C Commercial Unit No. 1, being a subdivision of part of the Southwest 1/4 of Section 9, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Schaumburg, in Cook County, Illinois, excepting that part thereof described as follows: beginning at the Northeast corner of said Lot 2; thence Southward along the East line of said Lot 2, South $3^{\circ} 00' 15''$ East, a distance of 243.28 feet to the South East corner of said Lot 2; thence Westward along the South line of said Lot 2, South $86^{\circ} 59' 45''$ West, a distance of 164.76 feet; thence Northward along a line being parallel with the West line of said Lot 2, North $00^{\circ} 40' 44''$ East, a distance of 299.78 feet to a point on the Northerly line of said Lot 2, being the Southerly right-of-way of Higgins Road; thence Eastward along the said Northerly line, South $71^{\circ} 59' 46''$ East, a distance of 155.87 feet to the point of beginning.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007850194 AH
STREET ADDRESS: 911 W. HIGGINS ROAD
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-09-301-023-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 2 IN T AND C COMMERCIAL, UNIT NO. 3, BEING A RESUBDIVISION OF LOT 2 IN T AND C COMMERCIAL, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID LOT 2, SOUTH 3 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 243.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 55 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 164.76 FEET; THENCE NORTHWARD ALONG A LINE OF SAID LOT 2, NORTH 00 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 299.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2, BEING THE SOUTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE EASTWARD ALONG THE SAID NORTHERLY LINE, SOUTH 71 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 155.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS RESERVED IN DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1964 AND KNOWN AS TRUST NUMBER 31018 TO AMERICAN MOTORS SALES CORPORATION DATED AUGUST 18, 1972 AND RECORDED AUGUST 25, 1972 AS DOCUMENT 22023696 OVER THE FOLLOWING DESCRIBED AREA TO WIT:

COMMENCING AT THE INTERSECTION AT THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD A DISTANCE OF 210 FEET TO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 A DISTANCE OF 125.00 FEET; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 100 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE AND ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 57 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10, A DISTANCE OF 87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD, A DISTANCE OF 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-09-301-023-0000

LEGAL DESCRIPTION:

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PLACEMENT, INSTALLATION, CONSTRUCTION, AND OPERATION OF A SIGN AS RESERVED IN DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1964 AND KNOWN AS TRUST NUMBER 31018 TO AMERICAN MOTORS SALES CORPORATION DATED AUGUST 18, 1972 AND RECORDED AUGUST 25, 1972 AS DOCUMENT 22028696 OVER THE FOLLOWING DESCRIBED AREA TO WIT:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD A DISTANCE OF 255 FEET TO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD A DISTANCE OF 25.00 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN DECLARATION OF EASEMENT MADE BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1973 AND KNOWN AS TRUST NUMBER 45858 AND O'HARE INTERNATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1971 AND KNOWN AS TRUST NUMBER 72 L 103 RECORDED JULY 24, 1973 AS DOCUMENT 22411512 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED AREA TO WIT:

EASEMENT 25 FEET IN WIDTH AS DEPICTED ON EXHIBIT A OF THE AFORESAID DECLARATION AS THE CROSS-HATCHED AREA.

PARCEL 5:

EASEMENT 45 FEET IN WIDTH FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN DECLARATION OF EASEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1964 AND KNOWN AS TRUST NUMBER 31018 AND CARBO INVESTMENT COMPANY, INC. DATED DECEMBER 17, 1971 AND RECORDED DECEMBER 28, 1971 AS DOCUMENT 21760760 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED AREA TO WIT:

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LEGAL DESCRIPTION:

AN EASEMENT THAT LIES 22.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE,
ALL IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN

LYING BETWEEN THE SOUTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AND A LINE BEING
70 FEET NORTH AND PARALLEL WITH THE CENTER LINE OF GOLF ROAD; COMMENCING AT THE
SOUTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE NORTHWARD ALONG THE EAST LINE OF
SAID SOUTHWEST 1/4, A DISTANCE OF 53.10 FEET TO A POINT ON A LINE BEING 70 FEET
NORTH AND PARALLEL WITH THE CENTER LINE OF GOLF ROAD. THENCE WESTWARD ALONG
SAID PARALLEL LINE A DISTANCE OF 710.93 FEET FOR POINT OF BEGINNING THENCE
NORTHWARD A DISTANCE OF 523.97 FEET ALONG A LINE TO A POINT ON THE SOUTHERLY
RIGHT OF WAY LINE OF HIGGINS ROAD.