

UNOFFICIAL COPY

0030472773

6403/0004 08 001 Page 1 of 5

2003-04-08 13:46:21

Cook County Recorder

32.50

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING, PLEASE RETURN TO:

Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street
Suite 1910
Chicago, Illinois 60601
Attention: Richard H. Levy



0030472773

PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that THE PRIVATE BANK AND TRUST COMPANY ("Mortgagee") for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 2002, AND KNOWN AS TRUST NO. 1110819, 4720 NORTH RACINE, LLC, 4550 NORTH WINCHESTER, LLC, AND DWS OWNERSHIP, L.L.C., all Illinois limited liability companies (collectively the "Mortgagor"), all of its right, title, interest, claim or demand it may have acquired in, through or by the following documents:

1. that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated June 14, 2002 ("Mortgage"), and recorded on July 14, 2002, by the Cook County Recorder of Deeds as Document No. 0020796050, recorded against the Real Property legally described on Exhibit "A" attached hereto and incorporated herein by this reference; and
2. that certain Collateral Assignment of Leases and Rents recorded on July 14, 2002 ("Assignment of Leases and Rents"), by the Cook County Recorder of Deeds as Document No. 0020796052, recorded against the Real Property legally described on Exhibit "A" attached hereto and incorporated herein by this reference.

This Partial Release is intended to release the lien of the Mortgage and Assignment of Leases and Rents only as to the Property described on Exhibit "A" hereto and not as to any other property.

IN TESTIMONY WHEREOF, THE PRIVATE BANK AND TRUST COMPANY has caused its name to be assigned to these presents by its _____ President and attested by its _____ Secretary this 28th day of February, 2003.

THE PRIVATE BANK AND TRUST COMPANY

By: [Signature]
Name: JAMES WAGNER
Its: ASSOCIATE MANAGING DIRECTOR

ATTEST:

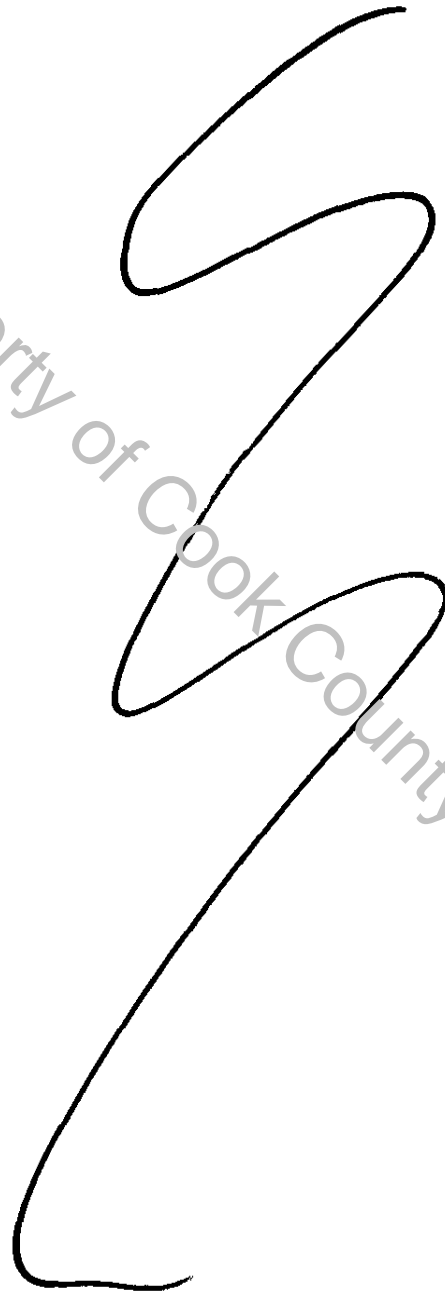
By: [Signature]
Name: Margaret M. Amato
Its: ASSOCIATE MANAGING DIRECTOR

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

Property of Cook County Clerk's Office



0030472773

UNOFFICIAL COPY

PARTIAL RELEASE DEED LEGAL DESCRIPTIONS

SPECIALTY CARE PAVILION PROPERTY

Lots 1, 2 and 3 of Samuel Brown Jr.'s Subdivision of Lots 13 and 14 in Block 14 in Ravenswood being a Subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with Lots 1 and 2 in Felix Canda's Resubdivision of Lot 15 in Block 14 in Ravenswood aforesaid, together with part of Lots 16, 17, 18, 19 and 20 and part of vacated North Winchester Avenue adjoining Lots 17 and 18 in Block 14 in Ravenswood aforesaid taken as a tract described as follows: beginning at the Southeast corner of said tract; thence North $00^{\circ}07'32''$ West along the East line of said tract 351.45 feet to easterly extension of the north face of a one story brick building; thence North $89^{\circ}58'54''$ West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South $00^{\circ}07'01''$ East 107.40 feet; thence South $89^{\circ}46'32''$ West 48.08 feet; thence North $00^{\circ}01'39''$ East 25.42 feet; thence South $89^{\circ}44'43''$ West 54.88 feet; thence South $00^{\circ}00'17''$ West 76.94 feet; thence South $89^{\circ}59'43''$ East 55.03 feet to the East line of North Winchester Avenue; thence South $00^{\circ}07'32''$ East along said East line 192.13 feet to the Southwest corner of Lot 1 of Samuel Brown Jr.'s Subdivision aforesaid; thence North $90^{\circ}00'00''$ East along the South line of Lots 1, 2 and 3 in Samuel Brown Jr.'s Subdivision aforesaid 152.39 feet to the point of beginning, (except therefrom that part thereof lying above a horizontal plane having an elevation of 44.55 Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southeast corner of said tract; thence North $00^{\circ}07'32''$ West along the East line of said tract 246.45 feet to the point of beginning; thence North $00^{\circ}07'32''$ West along the East line of said tract 105.00 feet to easterly extension of the north face of a one story brick building; thence North $89^{\circ}58'54''$ West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South $00^{\circ}07'01''$ East 105.44 feet; thence South $89^{\circ}46'32''$ East 104.36 feet to the point of beginning), in Cook County, Illinois.

CONDOMINIUM UNIT A.

UNIT A IN 4501 NORTH DAMEN GARAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 13 TO 18 IN BLOCK 15 TOGETHER WITH PART OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 IN BLOCK 15 ALL IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AFORESAID; THENCE NORTH $90^{\circ} 00' 00''$ EAST ALONG THE SOUTH LINE THEREOF 128.07 FEET; THENCE NORTH $00^{\circ} 07' 27''$ WEST 240.24 FEET; THENCE NORTH $90^{\circ} 00' 00''$ EAST 19.72 FEET; THENCE NORTH $00^{\circ} 30' 20''$ WEST 37.88 FEET; THENCE

0030472773

UNOFFICIAL COPY

SOUTH 89° 57' 31" WEST 147.55 FEET TO THE WEST LINE OF LOT 18 AFORESAID; THENCE SOUTH 00° 07' 32" EAST ALONG THE WEST LINE OF LOTS 13 TO 18 AFORESAID 278.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021432128, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS UNIT A, 4501 NORTH DAMEN, CHICAGO, ILLINOIS

Permanent Index Numbers: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-

003047273