

UNOFFICIAL COPY

This document was prepared
by and after recording,
return to:

Lawrence M. Gritton, Esq.
Weinberg Richmond LLP
333 W. Wacker Drive, Suite 1800
Chicago, Illinois 60606
KRWR File No. 07995.01800



Doc#: 0402839077
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/28/2004 03:00 PM Pg: 1 of 3

PARTIAL RELEASE OF MORTGAGES AND ASSIGNMENTS OF RENTS

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, MB FINANCIAL BANK, N.A., formerly known as Manufacturers Bank ("**Lender**"), for and in consideration of the sum of Ten and no/100 dollars, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby partially remise, release, convey, and quit claim unto **RICHARD CARLSON** and **PHYLLIS CARLSON**, as Co-Trustees of the **CARLSON FAMILY TRUST** Under Trust Agreement dated December 18, 1992 ("**Borrower**"), all of Borrower's right, title, interest, claim or demand whatsoever it may have acquired in, through or by those certain documents as follows:

- a. Mortgage, Assignment of Leases and Security Agreement 1 dated July 18, 2000 executed by Borrower in favor of Lender and recorded on July 31, 2000 in the Recorder's Office of Cook County, Illinois as Document No. 00575289, as amended by Modifications recorded as Document Numbers 0021148773 and 0021148773, rerecorded as Document No. 0021286710 (the "**Modifications**"); and
- b. Assignment of Leases, Rents and Profits dated July 18, 2000 executed by Borrower in favor of Lender and recorded July 31, 2000 in the Recorder's office of Cook County, Illinois as Document No. 00575290, as amended by the Modifications;
- c. Second Mortgage dated July 18, 2000 executed by Borrower in favor of Lender and recorded on July 31, 2000 in the Recorder's Office of Cook county as Document No. 00575291, as amended by the Modifications; and
- d. Assignment of Rents dated July 18, 2000 executed by Borrower in favor of Lender and recorded on July 31, 2000 in the Recorder's Office of Cook county as Document No. 00575292, as amended by the Modifications;

BUT ONLY WITH RESPECT TO THE PREMISES HEREIN DESCRIBED, situated in the Cook County, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

together with all the appurtenances and privileges thereunto belonging or appertaining.

UNOFFICIAL COPY

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a **PARTIAL RELEASE**, and releases the liens of the above Mortgages and Assignments of Rents only as to the premises hereinabove described, and that nothing herein shall be construed to waive, affect, release or impair the validity of the liens of said Mortgages and Assignments of Rents as to any other property described therein.

~~17~~ ^{JAN} IN TESTIMONY WHEREOF, Lender has caused these presents to be executed this 26 day of February, 2004.

LENDER:

MB FINANCIAL BANK, N. A.

BY: *Jama Mann*
SR. VICE-PRES.

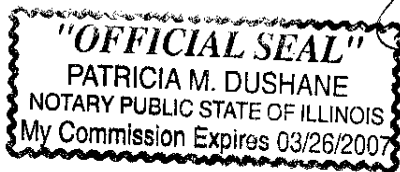
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, *Patricia M. Dushane* a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *Jama Mann*, as *SVP* of MB Financial Bank, N. A., personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____ of said Bank, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument has his free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this *26* day of *January* February, 2004.



Patricia M. Dushane
Notary Public
Commission expires *3-26-2007*

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES TO BE RELEASED

THE EAST 45 FEET OF THE SOUTH 70 FEET OF THE NORTH 324.83 FEET OF THE EAST 402.30 FEET OF THE WEST 1808.88 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of the Real Estate:

1051 East 99th Street, Chicago, Illinois 60628

Permanent Real Estate Index Number:

25-11-300-030