

UNOFFICIAL COPY

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that QUADRANGLE INVESTMENTS LLC, an Illinois limited liability company ("Mortgagee"),



Doc#: 0405827025
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/27/2004 10:36 AM Pg: 1 of 3

(Above Space for Recorder's Use Only)

for and in consideration of the payment of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM unto Quadrangle Conversion LLC, an Illinois limited liability company, all the right, title, interest, claim or demand whatsoever that Mortgagee may have acquired in, through or by a certain second Mortgage dated October 10, 2002, recorded in the Office of the Recorder of Deeds of Cook County, in the State of Illinois, as Document No. 0021129352 (the "Mortgage") to a portion of the premises therein described as follows, to-wit:

MMNT 01040254 EW

See Legal Description attached hereto and incorporated herein.

Property Address: 6700 South Shore Drive, Unit 214, Chicago, Illinois 60649
PINS: 20-24-406-023-0000

situate in the City of Chicago, County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

This Release is in no way to operate to discharge the lien of said Mortgage upon any other of the premises described therein, but it is only to release the portion particularly above described and none other; and the remaining or unreleased portions of the premises in said Mortgage described are to remain as security for the payment of the indebtedness secured thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage and the Note therein mentioned.

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION FOR QUADRANGLE CONDOMINIUMS****PARCEL 1:**

UNIT NUMBER 21H IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH WEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED November 4, 2002 AS DOCUMENT NUMBER 0021215983 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-20A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER [57], A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE CLOSET [], A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER [].

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the purchaser.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

20-24-406-023-0000