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Doc#: 0420327038  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 07/21/2004 10:13 AM Pg: 1 of 7

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

Joseph Q. McCoy, Esq.  
Law Offices of Steven F. Ginsberg, LLC  
300 W. Adams, Suite 505  
Chicago, IL 60606

(The Above Space for Recorder's Use Only)

## PARTIAL RELEASE OF MORTGAGE

FOR VALUE RECEIVED, Bank One NA (as successor by merger to American National Bank and Trust Company (the "Lender")) hereby agrees and declares that the following documents and instruments from National-Louis University, a not for profit corporation (the "Borrower"), are hereby released solely as to the real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Released Real Estate"):

1. Mortgage, Assignment of Rents and Security Agreement (the "Mortgage") dated as of June 1, 1999 and recorded July 7, 1999 in the Office of the County Recorder of Cook County, Illinois as Document No. 99547768, made by Borrower to Lender.

This Partial Release of Mortgage shall in no manner discharge or impair the lien of the above-described documents and instruments from any of the real and personal property described therein, except for the Released Real Estate and the personal property, if any, located thereon.

This Partial Release of Mortgage may be executed in one or more counterparts, each of which shall be deemed an original, and each of which, when taken together, shall constitute one and the same instrument.

[Execution Page Follows]

Box 400-CTCC

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IN WITNESS WHEREOF, the undersigned Lender caused this partial Release of Mortgage to be executed as of this 31 day of October, 2003.

**LENDER:**

**Bank One, NA**

By: Kandace Lenti  
Name: Kandace Lenti  
Its: FIRST VICE PRESIDENT

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Heidi Krystofak, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Kandice Lenti, First Vice President of Bank One, NA (as successor by merger to American National Bank and Trust Company (the "Lender")), a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31 day of October, 2003.

Heidi Krystofak  
Notary Public

My commission expires Feb. 21, 2006

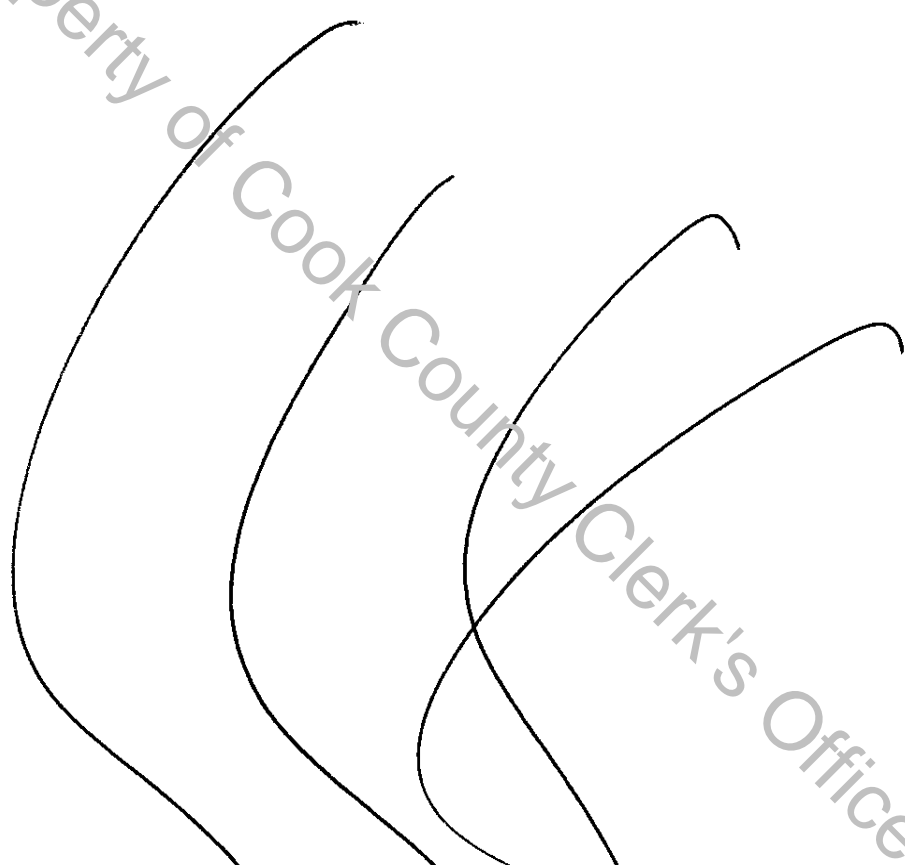


# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF RELEASED REAL ESTATE

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1  
 STREET ADDRESS: 122 S. MICHIGAN AVENUE  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER:

LEGAL DESCRIPTION: <sup>PIN:</sup> 17-15-103-010-0000

PARCEL 1: 17-15-103-013-0000

"FLOOR 7"

THE SOUTH HALF OF LOT 5 AND ALL LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY, AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG THE SOUTH LINE THEREOF 171.84 FEET TO A WEST LINE THEREOF; THENCE NORTH 0 DEGREES 21 MINUTES 25 SECONDS EAST ALONG A WEST LINE OF SAID TRACT AND ITS NORTHERLY EXTENSION, 196.89 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 171.80 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 196.84 FEET TO THE POINT OF BEGINNING,

EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS (K - WEST ELEVATORS, FLOORS 2 THROUGH 7), (L - WEST ELEVATOR, FLOORS 2 THROUGH 7) AND (D1 - FREIGHT ELEVATOR) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(K - WEST ELEVATORS, FLOORS 2 THROUGH 7)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 59' 00" EAST ALONG THE NORTH LINE OF SAID TRACT 40.74 FEET; THENCE SOUTH 00° 01' 00" WEST 14.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 11' 42" EAST 45.00 FEET; THENCE SOUTH 00° 48' 18" WEST 9.64 FEET; THENCE NORTH 89° 11' 42" WEST 45.00 FEET; THENCE NORTH 00° 48' 18" EAST 9.64 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING,

(CONTINUED)

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1  
 STREET ADDRESS: 122 S. MICHIGAN AVENUE  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER:

**LEGAL DESCRIPTION:**

(L - WEST ELEVATOR, FLOORS 2 THROUGH 7)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 59' 00" EAST ALONG THE NORTH LINE OF SAID TRACT 93.24 FEET; THENCE SOUTH 00° 01' 00" WEST 15.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 11' 42" EAST 7.50 FEET; THENCE SOUTH 00° 48' 18" WEST 9.64 FEET; THENCE NORTH 89° 11' 42" WEST 7.50 FEET; THENCE NORTH 00° 48' 18" EAST 9.64 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING,

(D1 - FREIGHT ELEVATOR)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 292.21 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 0.03 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 21' 25" WEST 4.95 FEET; THENCE SOUTH 89° 42' 07" EAST 1.86 FEET; THENCE NORTH 00° 17' 53" EAST 1.25 FEET; THENCE SOUTH 89° 42' 07" EAST 0.78 FEET; THENCE NORTH 00° 17' 53" EAST 2.95 FEET; THENCE SOUTH 89° 42' 07" EAST 11.20 FEET; THENCE SOUTH 00° 17' 53" WEST 2.72 FEET; THENCE SOUTH 89° 42' 07" EAST 10.28 FEET; THENCE NORTH 00° 17' 53" EAST 1.60 FEET; THENCE SOUTH 89° 42' 07" EAST 6.98 FEET; THENCE SOUTH 00° 17' 53" WEST 0.70 FEET; THENCE SOUTH 89° 42' 07" EAST 2.31 FEET; THENCE NORTH 00° 17' 53" EAST 0.64 FEET; THENCE SOUTH 89° 42' 07" EAST 2.38 FEET; THENCE SOUTH 00° 17' 53" WEST 4.96 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 89° 15' 36" EAST 11.48 FEET; THENCE SOUTH 00° 17' 53" WEST 7.73 FEET; THENCE NORTH 89° 11' 42" WEST 10.92 FEET; THENCE NORTH 00° 44' 24" EAST 0.49 FEET; THENCE NORTH 89° 15' 36" WEST 0.56 FEET; THENCE NORTH 00° 17' 53" EAST 7.22 FEET, TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1  
 STREET ADDRESS: 122 S. MICHIGAN AVENUE  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER:

**LEGAL DESCRIPTION:****PARCEL 2:**

(B - AMEX)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 14.68 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00° 20' 45" EAST ALONG THE EAST LINE SAID TRACT, 103.45 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE NORTH 89° 19' 52" WEST 7.87 FEET; THENCE NORTH 00° 40' 08" EAST 1.30 FEET; THENCE NORTH 89° 19' 52" WEST 9.77 FEET; THENCE SOUTH 00° 40' 08" WEST 1.30 FEET; THENCE NORTH 89° 19' 52" WEST 1.60 FEET; THENCE NORTH 00° 40' 08" EAST 0.14 FEET; THENCE NORTH 89° 19' 52" WEST 0.61 FEET; THENCE NORTH 00° 40' 08" EAST 0.50 FEET; THENCE NORTH 89° 19' 52" WEST 44.74 FEET; THENCE NORTH 45° 21' 35" WEST 20.39 FEET; THENCE NORTH 44° 38' 25" EAST 21.62 FEET; THENCE SOUTH 89° 19' 52" EAST 64.08 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE SOUTH 00° 20' 45" WEST ALONG SAID EAST LINE, 10.26 FEET, TO THE POINT OF BEGINNING,

TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE FOREGOING PARCEL (AMONG OTHERS) AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 22, 1999 AS DOCUMENT 99386479, BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSTIY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

**PARCEL 3:**

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 22, 1999 AS DOCUMENT 99386479, BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSITY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED JUNE 29, 2004 AND RECORDED ~ AS DOCUMENT ~.