

# UNOFFICIAL COPY



Doc#: 0435502356  
Eugene "Gene" Moore Fee: \$58.00  
Cook County Recorder of Deeds  
Date: 12/20/2004 12:59 PM Pg: 1 of 5

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## SATISFACTION OF MORTGAGE AND ASSIGNMENT OF RENTS

**THIS CERTIFIES** that a certain Mortgage and Assignment of Rents executed by L.P. Development II, LLC, an Illinois limited liability company, to CITIZENS FINANCIAL SERVICES, FSB, a corporation of the United States of America, successor by merger of Suburban Federal Savings on February 27, 2003 in the amount of \$1,6000,000.00 and recorded as Document No. 0030317581 and 0030317582 in the Recorder's Office of Cook County, Illinois, has been fully paid and satisfied and the same is hereby released.

**WHEREAS**, the said mortgage affects the following described real estate: See Attached "Exhibit A"

PIN# 14-20-331-048, 14-20-331-050-000 & 14-20-331-052-0000 Property Address: 1234-1248 West Belmont Avenue, Chicago, IL 60610

**IN WITNESS WHEREOF**, said Citizens Financial Services, FSB, has caused this instrument to be signed by its Assistant Vice President and attested by its Assistant Secretary, this November 24, 2004.

Attest

*Ruth H. Haney*  
\_\_\_\_\_  
Ruth H. Haney, Assistant Secretary

**CITIZENS FINANCIAL SERVICES, FSB**

*Richard A. Cole*  
\_\_\_\_\_  
Richard A. Cole, Assistant Vice President

State of Indiana )  
                                  ) SS:  
County of Lake     )

Before me, the undersigned, a Notary Public in and for said County, this November 24, 2004, personally appeared Richard A. Cole and Ruth H. Haney, personally known to me to be the Assistant Vice President and Assistant Secretary, respectively, of the Citizens Financial Services, FSB, and severally acknowledged that as such officers, they signed, attested and delivered the annexed satisfaction of mortgage and assignment of rents, pursuant to the authority of the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

**WITNESS MY HAND** and official seal  
My Commission Expires: November 11, 2010  
County of Residence: Lake

*Rebecca Sanders*  
\_\_\_\_\_  
Rebecca Sanders, Notary Public

*Mailed to*

5104901  
1234-1248 West Belmont Avenue

THIS INSTRUMENT PREPARED BY:  
Citizens Financial Services, FSB  
1100 Joliet St, Ste 102, Dyer, IN 46311

60007-2/93-bs

**Box 400-CTCC**

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STREET ADDRESS:

CITY:

COUNTY: COOK

TAX NUMBER: 17-03-207-035-+000

## LEGAL DESCRIPTION:

## PARCEL 1:

LOTS 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF LAND, PROPERTY AND SPACE OF LOTS 4 AND 5 IN NAPIER'S RESUBDIVISION OF LOTS 2, 3, 4 AND 5 IN THE SUPERIOR COURT PARTITION, BEING A SUBDIVISION OF THE EAST 2/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH LOT 1 IN SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN THE SUBDIVISION BY THE COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, **TAKEN AS A SINGLE TRACT OF LAND**, LYING ABOVE A HORIZONTAL PLANE HAVING A LOWER ELEVATION OF +14.51 FEET AND LYING BELOW A HORIZONTAL PLANE HAVING AN UPPER ELEVATION OF +24.61 FEET CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.48 FEET NORTH OF THE SOUTH LINE AND 2.51 FEET WEST OF THE EAST LINE OF SAID LOT 1; **(THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACE OF EXISTING WALLS)**; THENCE WEST, A DISTANCE OF 4.73 FEET; THENCE SOUTH, A DISTANCE OF 1.39 FEET; THENCE WEST, A DISTANCE OF 9.69 FEET; THENCE NORTH, A DISTANCE OF 1.40 FEET; THENCE WEST, A DISTANCE OF 2.54 FEET; THENCE NORTH, A DISTANCE OF 6.31 FEET; THENCE WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH, A DISTANCE OF 7.44 FEET; THENCE EAST, A DISTANCE OF 1.20 FEET; THENCE NORTH, A DISTANCE OF 8.63 FEET; THENCE EAST, A DISTANCE OF 7.93 FEET; THENCE NORTH, A DISTANCE OF 18.74 FEET; THENCE WEST, A DISTANCE OF 6.63 FEET; THENCE NORTH, A DISTANCE OF 14.79 FEET; THENCE EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH, A DISTANCE OF 15.43 FEET; THENCE WEST, A DISTANCE OF 26.24 FEET; THENCE SOUTH, A DISTANCE OF 0.23 OF A FOOT; THENCE WEST, A DISTANCE OF 6.04 FEET; THENCE NORTH, A DISTANCE OF 21.74 FEET; THENCE EAST, A DISTANCE OF 8.34 FEET; THENCE NORTH, A DISTANCE OF 2.45 FEET; THENCE EAST, A DISTANCE OF 4.45 FEET; THENCE SOUTH, A DISTANCE OF 1.32 FEET; THENCE EAST, A DISTANCE OF 4.62 FEET; THENCE NORTH, A DISTANCE OF 1.03 FEET; THENCE EAST, A DISTANCE OF 11.24 FEET; THENCE SOUTH, A DISTANCE OF 1.52 FEET; THENCE EAST, A DISTANCE OF 3.07 FEET; THENCE NORTH, A DISTANCE OF 1.52 FEET; THENCE EAST, A DISTANCE OF 15.07 FEET; THENCE SOUTH, A DISTANCE OF 1.55 FEET; THENCE EAST, A DISTANCE OF 2.86 FEET; THENCE SOUTH, A DISTANCE OF 1.73 FEET; THENCE EAST, A DISTANCE OF 15.24 FEET; THENCE SOUTH, A DISTANCE OF 0.33 OF A FOOT; THENCE EAST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 11.59 FEET; THENCE WEST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 7.90 FEET; THENCE EAST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 11.38 FEET; THENCE WEST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 7.90 FEET; THENCE EAST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 11.37 FEET; THENCE WEST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 7.94 FEET; THENCE EAST, A DISTANCE OF 1.39 FEET; THENCE SOUTH, A DISTANCE OF 11.42 FEET; THENCE WEST, A DISTANCE OF 1.39 FEET; THENCE SOUTH, A DISTANCE OF 7.84 FEET; THENCE EAST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 9.69 FEET; THENCE WEST, A DISTANCE OF 1.40 FEET; THENCE SOUTH, A DISTANCE OF 4.69 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2A:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2. AS CONTAINED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 7, 1997 RECORDED FEBRUARY 11, 1997 AS DOCUMENT 97099800.

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**PARCEL 3:**

LOTS 7 AND 8 IN L. J. HALSEY'S SUBDIVISION OF LOT 9 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

**PARCEL 3A:**

EASEMENT FOR THE BENEFIT OF PARCEL 3, AS CREATED BY GRANT BETWEEN FRED BECKLENBERG JR., AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1938 AND THE TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 23, 1947 AND KNOWN AS TRUST NUMBER 6186, DATED MARCH 21, 1951 AND RECORDED MARCH 27, 1951 AS DOCUMENT 15039339 FOR INGRESS AND EGRESS AND REGRESS AND UPON THE WEST 12.00 FEET OF LOT 6 IN L. J. HALSEY'S SUBDIVISION OF LOT 9 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

LOT 1 IN THE SUBDIVISION OF THE EAST 1/2 OF LOT 25 IN BLOCK 2 IN SHEFFIELD'S ADDITION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

LOT 2 IN OGDEN'S RESUBDIVISION OF LOTS 1 TO 4, BOTH INCLUSIVE OF LOT 24 IN THE SUBDIVISION OF BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

SUB-LOT 3 IN RESUBDIVISION OF SUB-LOTS 1 TO 4 OF LOT 27 IN SUB-BLOCK 8 IN BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**

LOT 4 IN WILLIAM JOHNSTON'S RESUBDIVISION OF LOTS 25, 26 AND 27 IN SUB-BLOCK 7 IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 8A:**

LOTS 77 TO 80 IN JOHN P. ALTGELD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND EVANSTON RAILROAD, IN COOK COUNTY, ILLINOIS.

**PARCEL 8B:**

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THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF LOT 80 AND LYING SOUTH OF THE SOUTH LINE OF JOHN P. ALTGELD'S SUBDIVISION IN THE EAST 1/2 OF SAID SOUTHWEST 1/4 AND LYING EAST OF THE EAST LINE OF BLOCK 5 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 8C:

NON-EXCLUSIVE, PERPETUAL EASEMENT AS CREATED BY AGREEMENT RECORDED AS DOCUMENT 0021073177 FOR INGRESS AND EGRESS AND FOR MAINTAINING UTILITY LINES OVER, UNDER, ON, UPON, ACROSS AND THROUGH THE EASEMENT PARCEL DESCRIBED BELOW FOR THE PURPOSE OF PROVIDING UTILITY SERVICE:

**EASEMENT PARCEL:**

**THE SOUTHERLY 16.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:**

**PARCEL 1:**

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WEST MELROSE STREET AND LYING EAST OF THE EASTERLY LINE OF BLOCK 5 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID; AND LYING WEST OF THE WEST LINE OF LOT 3 AND ITS SOUTHERLY EXTENSION IN MELROSE CHICAGO HOMES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING NORTH OF A LINE 16.00 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

ALL THAT PART OF THE 16-FOOT EAST/WEST VACATED ALLEY, LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND 3 IN MELROSE CHICAGO HOMES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST TERMINUS OF THE 16-FOOT VACATED ALLEY AND LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID VACATED ALLEY AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID VACATED ALLEY AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN MELROSE CHICAGO HOMES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 9:**

THE NORTH 41.75 FEET OF THE SOUTH 46.8 FEET OF LOT 2 IN BLOCK 23 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 10:**

THAT PART OF LOTS 5 TO 8 IN THE SUBDIVISION OF LOT 1 IN THE PARTITION OF BLOCK 18 IN SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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**PARCEL A:**

BEGINNING AT THE NORTHEAST CORNER AFORESAID; THENCE WEST, A DISTANCE OF 31.04 FEET ALONG THE NORTH LINE OF SAID LOT 5; THENCE SOUTH, A DISTANCE OF 7.1 FEET; THENCE EAST, A DISTANCE OF 1.65 FEET; THENCE SOUTH, A DISTANCE OF 4.29 FEET; THENCE WEST, A DISTANCE OF 1.72 FEET; THENCE SOUTH, A DISTANCE OF 22.25 FEET; THENCE WEST, A DISTANCE OF 3.92 FEET; THENCE SOUTH, A DISTANCE OF 12.5 FEET; THENCE WEST, A DISTANCE OF 17.33 FEET; THENCE SOUTH, A DISTANCE OF 11.21 FEET; THENCE WEST, A DISTANCE OF 16.17 FEET; THENCE SOUTH, A DISTANCE OF 9.15 FEET; THENCE WEST, A DISTANCE OF 20.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, SAID POINT LYING 23.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 23.5 FEET TO THE SOUTHWEST CORNER; THENCE EAST ALONG THE SOUTH LINE OF LOT 8, A DISTANCE OF 91.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 8, BOTH INCLUSIVE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING, **LYING BETWEEN ELEVATIONS OF 15.71 FEET AND 35.83 FEET (CITY OF CHICAGO DATUM)**, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

THAT PART OF LOTS 5 TO 8, BOTH INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 44.62 FEET SOUTH AND 1.11 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH, A DISTANCE OF 12.36 FEET; THENCE WEST, A DISTANCE OF 11.00 FEET TO A POINT, WHICH IS 56.99 FEET SOUTH AND 1.05 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH, A DISTANCE OF 12.36 FEET TO THE POINT OF BEGINNING, **LYING BETWEEN ELEVATIONS 2.33 FEET AND 14.91 FEET (CITY OF CHICAGO DATUM)**, IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

THAT PART OF LOTS 5 TO 8, BOTH INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 49.92 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND 21.52 FEET EAST OF THE WEST LINE OF SAID LOTS 5 TO 8, BOTH INCLUSIVE; THENCE EAST, A DISTANCE OF 15.1 FEET; THENCE SOUTH, A DISTANCE OF 16.4 FEET; THENCE WEST, A DISTANCE OF 15.1 FEET TO A POINT, WHICH IS 66.32 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND 21.33 FEET EAST OF THE WEST LINE OF SAID LOTS 5 TO 8, BOTH INCLUSIVE; THENCE NORTH, A DISTANCE OF 16.4 FEET TO THE POINT OF BEGINNING, **LYING BETWEEN ELEVATIONS 2.33 FEET AND 14.91 FEET (CITY OF CHICAGO DATUM)**, IN COOK COUNTY, ILLINOIS.

**PARCEL D:**

THAT PART OF LOTS 5 TO 8, BOTH INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 66.67 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND 53.78 FEET EAST OF THE WEST LINE OF SAID LOTS 5 TO 8; THENCE WEST, A DISTANCE OF 16.68 FEET; THENCE NORTH, A DISTANCE OF 19.87 FEET; THENCE EAST, A DISTANCE OF 10.43 FEET; THENCE SOUTH, A DISTANCE OF 3.17 FEET; THENCE EAST, A DISTANCE OF 6.25 FEET TO A POINT, WHICH IS 49.97 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 16.7 FEET TO THE POINT OF BEGINNING, **LYING BETWEEN ELEVATIONS 2.33 FEET AND 14.91 FEET (CITY OF CHICAGO DATUM)**, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 11:**

SUBDIVISION OF LOT 2 IN OGDEN'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN SUBDIVISION OF LOT 27 IN SUBDIVISION IN BLOCK 8 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.