

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF



Doc#: 0506212169
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/03/2005 04:04 PM Pg: 1 of 5

DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That the American Chartered Bank a corporation of the State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage & Assignment of Rents hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto 95th Street Associates, LLC (NAME AND ADDRESS)

heirs, legal representatives and assigns, all the right title, interest, claim or demand whatsoever it may have acquired in, through, or by a certain Mortgage & Assignment of Rents, bearing date the 31 day of December, 2001, and recorded in the Recorder's Office of Cook County, in the State of Illinois, in book of records, on page, as document No. 0020043564, 0020043565, to the premise therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

See Exhibit "A"

together with all the appurtenances and privileges thereunto belonging and appertaining.
Permanent Real Estate Index Number(s): 24-03-313-046
Address(es) of premises: 4700 W. 95th Street, Oak Lawn IL 60453
Witness and and seal, this 13 day of January, 2004.

Handwritten signature of Joan M. Washkowiak
JOAN M. WASHKOWIAK / VICE PRESIDENT (SEAL)

This instrument was prepared by: K. Neuckranz 691992801 (NAME) 1199 E. Higgins Road Schaumburg, Illinois 60173 (ADDRESS)

# UNOFFICIAL COPY

STATE OF Illinois }  
County of Cook } SS.

I, Kimberly J. Neuckranz, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan M. Washkowiakk personally known to me to be the Vice-President of the American Chartered Bank, a corporation, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice-President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of \_\_\_\_\_ Directors of said corporation, as their free and voluntary Act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN Under my hand and \_\_\_\_\_ seal this 13 day of JANUARY, 2004.



Kimberly J. Neuckranz  
NOTARY

Commission expires: June 09, 2006

**RELEASE DEED**  
**By Corporation**

American Chartered Bank

1199 E. HIGGINS ROAD, SCHAUMBUR  
TO

ADDRESS OF PROPERTY:

MAIL TO:

EXHIBIT A

PARCEL 1:

**UNOFFICIAL COPY**

THAT PART OF THE FOLLOWING DESCRIBED LAND LYING SOUTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3, SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY) RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002;

THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE... .. RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR ACCESS FOR AUTOMOBILES AND OTHER VEHICULAR TRAFFIC AND FOR THE PARKING OF AUTOMOBILES AND OTHER VEHICLES AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 11, 1980 AS DOCUMENT NO. 25701933 AND SUPPLEMENTED BY DOCUMENT NO. 85-297948 OVER THE FOLLOWING DESCRIBED PROPERTY:

A. THE SOUTH 106.00 FEET OF THAT PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE LYING 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY) RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002;

THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION, 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID).

ALSO

**UNOFFICIAL COPY**

B. THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, 497.40 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST, 274.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE AFORESAID LINE, 68.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 157.882 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX TO SOUTHEASTERLY AND HAVING A RADIUS OF 8.00 FEET AN ARC DISTANCE OF 12.568 FEET TO A POINT OF CURVE; THENCE SOUTH 0 DEGREES 00 MINUTES 29 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 76.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 165.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

C. THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 131.44 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST, 298.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 104.994 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE CONVEX TO NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.983 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 438.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 438.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SOUTHWEST 1/4 A DISTANCE OF 48.32 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES 29 SECONDS EAST, 12.207 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 41.50 FEET; THENCE NORTH 85 DEGREES 00 MINUTES 29 SECONDS EAST, 12.207 FEET TO A POINT IN SAID LINE BEING 438.00 FEET NORTH OF SAID SOUTH LINE OF SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 184.00 FEET TO A POINT IN A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE BEING THE WEST LINE OF SOUTH KENTON AVENUE AS OCCUPIED; THENCE SOUTH 0 DEGREES 02 MINUTES 34 SECONDS WEST ALONG SAID PARALLEL LINE 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 298.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE EASEMENT GRANT RECORDED APRIL 6, 1973 AS DOCUMENT NO. 22278632 OVER, UNDER AND ACROSS THE EAST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A

13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY RIGHT OF WAY) EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANT DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002;

THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AUTOMOBILE PARKING AND FOR INGRESS AND EGRESS THERE TO AND THEREFROM AS SET FORTH IN THE EASEMENT GRANT RECORDED APRIL 6, 1973 AS DOCUMENT NO. 22278633 IN, OVER, UPON AND ACROSS THE SOUTH 140 FEET (EXCEPT THE EAST 20 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY RIGHT OF WAY) EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002;

THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.