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This document prepared by and after recording return to:

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Doc#: 0525714286 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2005 01:15 PM Pg: 1 of 7

*This space reserved for Recorder's use only*

## RELEASE AND TERMINATION OF ENCUMBRANCES

**THIS RELEASE AND TERMINATION OF EASMENTS** ("Release") is made as of the 2<sup>nd</sup> day of September, 2005, by Barrington West Properties, LLC an Illinois limited liability company ("West"), having an address of 20 South Clark Street, Suite 2000, Chicago, Illinois 60603:

WITNESSETH:

WHEREAS, West is the title holder to certain real property located in Barrington, in Cook County, Illinois legally described on Exhibit A attached hereto ("Property"); and

WHEREAS, the Property is encumbered by certain easements (collectively, "Easements") recorded as documents 21319556 and 21331670 with the Office of the Cook County Recorder of Deeds ("Recorder"), which are also referred to in the deed recorded as document 04071061;

WHEREAS, the Property is also encumbered by covenants, conditions, and restrictions of record ("CCRs") recorded with the Recorder as documents 19603479 and 19793144 (the Easements and the CCRs are collectively "Encumbrances"); and

WHEREAS, West is successor in title to the property subjected to the Encumbrances, and to the property benefited by the Encumbrances; and

WHEREAS, the Encumbrances are no longer necessary or desirable to be maintained in existence, and West desires to release and terminate the Encumbrances of record so as to remove the same as an exception to its title to the Property.

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NOW THEREFORE, in consideration of the foregoing recitals, West does hereby declare that the Encumbrances, and any and all rights, benefits and burdens therefrom arising, are hereby RELEASED AND TERMINATED, and the Encumbrances shall hereby be removed as a charge or encumbrance to title to the Property or any affected portion thereof.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]***

Property of Cook County Clerk's Office

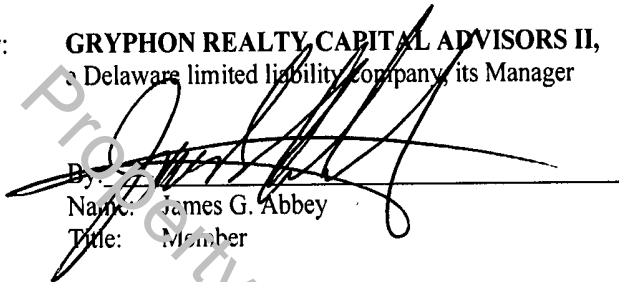
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IN WITNESS WHEREOF, West has executed this Release as of the day and year first above written.

**BARRINGTON WEST PROPERTIES, LLC**, an Illinois limited liability company

By: **Barrington West Ventures Management, LLC**, an Illinois limited liability company, its Manager

By: **GRYPHON REALTY CAPITAL ADVISORS II**, a Delaware limited liability company, its Manager

  
By: \_\_\_\_\_  
Name: James G. Abbey  
Title: Member

Property of Cook County Clerk's Office

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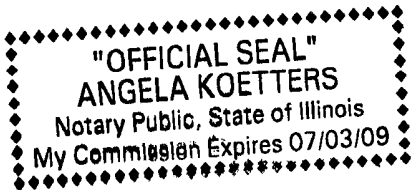
STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, ANGELA KOETTERS, a Notary Public in and for said County and in the State aforesaid, DO HEREBY CERTIFY that James G. Abbey, in his capacity as a member of Gryphon Realty Capital Advisors II, a Delaware limited liability company, in its capacity as manager of Barrington West Ventures Management, LLC, an Illinois limited liability company, in its capacity as the manager of Barrington West Properties, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged, respectively, that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2<sup>nd</sup> day of September, 2005.

{Seal}

Angela Koettters  
Notary Public



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## Exhibit A LEGAL DESCRIPTION

### PARCEL 1:

Lots 11 and 12 in Groff's Addition to Barrington of part of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 13, 1926, as Document Number 9370614, Book 231 of Plats, Page 10, in Cook County, Illinois.

### PARCEL 2:

That part of Lot 12 and 16 in Otis Addition to Barrington of part of the Northeast quarter of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Lot 16; and running thence South on the West line, 47.25 feet, thence East and parallel with the North line of Lot 16, 44.75 feet; thence Northeasterly, 64.53 feet to a point on the North line of Lot 12, 100 feet Westerly (as measured on said North line) of the Northeast corner of Lot 12; thence West along the North line of Lots 12 and 16, 88.95 feet to the place of beginning, in Cook County, Illinois.

### PARCEL 3:

The South 120 feet of Lot 16, Lots 14 and 15 (except the East 100 feet thereof) and the South 12.76 feet of Lot 13 (except the East 100 feet thereof), in Otis Addition to Barrington, a resubdivision of part of the Northeast quarter of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 4:

That part of Lots 12, 13 and 16 in Otis Addition to Barrington of part of the Northeast quarter of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 16; and running thence South, 47.25 feet along the West line of said Lot 16 to the point of beginning; thence continuing South along aforesaid line, 47.25 feet; thence East and parallel with the South line of said Lot 16, 88.95 feet to a point 12.76 feet North of the South line and 100 feet West of the East line of Lot 13 aforesaid; thence Northwesterly on an angle of 136 degrees 46 minutes 26 seconds to the left of the last described course, 64.53 feet to a point 44.75 feet East of the West line of Lot 16 on a line parallel with and 47.25 feet South of the North line of Lot 16; thence West and parallel with the North line of said Lot 16, 44.75 feet to the point of beginning, in Cook County, Illinois.

### PARCEL 5:

The East 100 feet of Lots 12 and 13 (except the South 12.76 feet of said Lot 13), and that part of Lot 12 and 13 described as follows: Beginning at a point on the North line of Lot 12, 100 feet West of the Northeast corner of said lot; and running thence South and parallel with the East line of said Lots 12 and 13, 94.50 feet; thence Northwesterly 64.53 feet; thence Northeasterly, 64.53 feet to the place of beginning, all in Otis Addition to Barrington of part of the Northeast quarter

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of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, all in Cook County, Illinois.

## PARCEL 6:

The East 100 feet of Lots 14 and 15, and the East 100 feet of the South 12.76 feet of Lot 13 in Otis Addition to Barrington in the Northeast quarter of Section 2 aforesaid, all in Cook County, Illinois.

Parcels 2 through 6, herein, are also described as: Lots 12 through 16 in Otis Addition to Barrington, a Resubdivision of part of the Northeast quarter of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded August 6, 1925 as Document 8997405, in Cook County, Illinois.

## PARCEL 7:

That part of Lots 4 and 15 in S. Peck's Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at the intersection of a line that is 780.0 feet West of and parallel with the East line of said Section 2 and the North line of a tract conveyed by William C. Dodge to Evergreen Cemetery by Warranty Deed dated December 3, 1921 and recorded December 10, 1921 for a point of beginning; thence Westerly on the said Northerly line of said Evergreen Cemetery, a distance of 492.03 feet to the Easterly right of way line of the Elgin, Joliet and Eastern Railroad (being also the Westerly line of said Lot 15); thence Northeasterly along the said Easterly line of Railroad right of way, a distance of 140.54 feet; thence Easterly parallel with the said North line of Evergreen Cemetery, a distance of 444.94 feet to the said line that is 780.0 feet West of and parallel with the East line of Section 2 aforesaid; thence Southerly along said parallel line, a distance of 130.0 feet to the point of beginning, all in Cook County, Illinois.

## PARCEL 8:

That part of Lot 4 (except the North 33 feet thereof) lying West of a line 780 feet West of and parallel to the East line of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian, and North of the North line of a tract conveyed by William C. Dodge to the Evergreen Cemetery by Warranty Deed dated December 3, 1921 and recorded December 10, 1921; also that part of Lot 15, lying North of the North line conveyed to Evergreen Cemetery, and also that part of the North 33 feet of Lot 4 lying West of the East 809.45 feet thereof, all in S. Peck's subdivision of part of the Northeast  $\frac{1}{4}$  of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian (excepting therefrom that part described as follows: that part of Lots 4 and 15 in S. Peck's Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: commencing at the intersection of a line that is 780.0 feet West of and parallel with the East line of said Section 2 and the North line of a tract conveyed by William C. Dodge to Evergreen Cemetery by Warranty Deed dated December 3, 1921 and recorded December 10, 1921 for a point of beginning; thence Westerly on the said Northerly line of said Evergreen Cemetery, a distance of 492.03 feet to the Easterly right of way line of the Elgin, Joliet and Eastern Railroad (being also the Westerly line

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of said Lot 15); thence Northeasterly along the said Easterly line of railroad right of way, a distance of 140.54 feet; thence Easterly parallel with the said North line of Evergreen Cemetery, a distance of 444.94 feet to the said line that is 780.0 feet West of and parallel with the East line of Section 2 aforesaid; thence Southerly along said parallel line, a distance of 130.0 feet to the point of beginning), all in Cook County, Illinois.

## PARCEL 9:

Lot 14 and Lot 3 (except the East 809.45 feet of said Lot 3) in S. Peck's Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 10:

Lot 16 in S. Peck's Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 2, Township 42 North, Range 9 East of the third Principal Meridian, in Cook County, Illinois.

## PARCEL 11:

That part of Lot 2 in S. Peck's Subdivision of part of the Northeast quarter of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of Lot 45 in H.J. Lageschulte's Subdivision of part of the Northeast quarter of said Section 2 and proceeding Southwesterly on a straight line, 70.1 feet to the Northwest corner of Lot 11 in Groff's Addition to Barrington; thence East along the North line of said Lot 11, 189.91 feet to the West line of Lageschulte Street; thence North along the West line of Lageschulte Street, 66 feet to the South line of said Lot 45 in H.J. Lageschulte's Subdivision; thence West along the South line of said Lot 45 to the place of beginning (except the South 60 feet of the East 100 feet thereof), in Cook County, Illinois.

Property Address: 590 West Russell Street  
Barrington, Illinois 60010

PINs:	01-02-202-018-0000	01-02-202-021-0000
	01-02-202-019-0000	01-02-202-038-0000
	01-02-202-039-0000	01-02-202-040-0000
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