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Canmann & Chaiken 111 W. Washington Street Suite 823 Chicago, IL 60602

This Document Prepared by: Raya D. Bogard Community Bank of Oak Park River Forest 1001 Lake Street Oak Park IL 60301



Doc#: 0600534084 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/05/2006 02:13 PM Pg: 1 of 3

PARTIAL RELEASE DEED

This Release Deed is made December 7, 2005, by Community Bank of Oak Park River Forest; 1001

Lake Street; Oak Park, 11 50301, an Illinois Banking Corporation ("the Bank".)

Whereas, by a certain Construction Mortgage, dated October 20, 2003 and recorded in the Recorder's Office of Cook County, State of Illinois, as Document No. 0332326145; a Modification of Mortgage dated January 26, 2004 and recorded as Document No. 0408346055; and a Construction Mortgage dated October 1, 2004 and recorded as Document No. 0502119174 the premises situated in the County of Cook, State of Illinois, and more particularly described as follows

Property Address: 4537 S. Drexel Blvd., Unit # 503 & P-49, Chicago, IL 60653

PIN: 20-02-312-004-0000

Legal: Lot 2 in the Subdivision of Lots 6 and 7 in Block 3 in Walker & Stinson's Subdivision of the West ½ of the Southwest ¼ of Section 2, Township 38 North, Range 16, East of the Third Principal Meridian, in Cook County, Illinois.

were conveyed to the Bank, as Mortgagee, to secure the payment of an indeptedness in the principal amount of <u>One Million Four Hundred Thousand and 00/100 (1,400,000.00)</u>, increased to <u>One Million Eight Hundred Thousand and 00/100 (1,800,000.00)</u>, and increased to <u>Five Million Eight Hundred Eighty Thousand and 00/100 (\$5,880,000.00)</u> and

Whereas, said indebtedness was further secured by: An Assignment of Rents and Leases dated October 20, 2003 and recorded in the Recorder's Office of Cook County, State of Illinois as Documen No. 0332326146; an Assignment of Rents and Leases dated October 1, 2004 and recorded as Document No. 0502123175

Whereas, the indebtedness for Unit #503 & P-49 only has been fully paid, satisfied and discharged.

Now, therefore, the Bank for and in consideration of the premises, and the sum of One Dollar, the receipt of which is hereby acknowledged, and does hereby release the previously described real property from the lien created by the aforesaid Mortgage and the other described instruments, and does hereby release, quitclaim and convey unto 4537 S. Drexel, Inc. and its heirs, successors, legal representatives and assigns, whatever right, title, interest, claim or demand the Bank may have acquired in, through or by said Mortgage and the other described instruments to the said property.

FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

Near North National Title 222 N. LaSalle Chicago, IL 60601

UNOFFICIAL COPY

COMMUNITY BANK OF OAK PARK RIVER FOREST By: Walter/F/Healy, Executive Vice President Attest By: Kris A. Bahl, Operations Officer	In Witness Whereof, the Bank has caused this Release Deed to be executed by its duly authorized officers,
By: Walter F. Hgaly, Executive Vice Bresident Attest By: Kris A. Bahl, Operations Officer STATE OF ILLINOIS SS COUNTY OF COO. I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Walter F. Healy, Executive Vice President of Community Bank of Oak Park River Forest and Kris A. Bahl. Operations Officer, of said Eank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that as custodian of the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act and as the free and voluntary act and as the free and voluntary act of said Pank, for the uses and purposes therein set forth. Given under my hand and notarial seal. Date OFFICIAL SEAL JANEL MORALES IN UNDIS	and its corporate seal affixed on December 7, 2005.
By: Walter F. Healy, Executive Vice President Attest By: Kris A. Bahl, Operations Officer STATE OF ILLINOIS SS COUNTY OF COO. I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Walter F. Healy, Executive Vice President of Community Bank of Oak Park River Forest and Kris A. Bahl. Operations Officer, of said Eank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that as custodian of the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and volunta	COLD AIDUTY DANIED OA POARE TIVER FOREST
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OFFICIAL SEAL JANEL MORALES JANEL MORALES Voluntary act and as the free and voluntary act of said Pank, for the uses and purposes therein set form. OFFICIAL SEAL JANEL MORALES JANEL MORALES JANEL MORALES	act of said bank, for the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free an
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EXHIBIT A

Unit 503 and Parking Space P-49 in the Drexel Parc Lofts Condominium as delineated on the survey of part of the following described real estate:

Parcel 1:

Lot 2 in the Subdivision of Lots 6 and 7 and of Block 5 in Walker and Stinson's Subdivision of the West 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and also,

Parcel 2:

Lots 3 and 4 in Block 5 v. Fale and Harris Subdivision of the North 30.70 feet of Lot 8 and the South 69.30 feet of Lot 5 in Walker and Stinson's Sandivision of the West Half of the Southwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exmbit D to the Declaration of Condominium ownership recorded as document number 0526932003 in the recorder's office of Court County, Illinois, together with its undivided percentage interest in the common elements, as amended from time to dive.

The mortgagor also hereby grants to the mortgagee, its succersors and assigns, as right 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.

stipula This mortgage is subject to all rights, easements and cover ants, provisions, and reservation contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein

PIN: 20-02-312-004 and 20-02-312-024