

# UNOFFICIAL COPY



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Cook County Recorder of Deeds  
Date: 06/14/2006 02:07 PM Pg: 1 of 3

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

## PARTIAL RELEASE DEED

This Release Deed is made December 29, 2005, by Community Bank of Oak Park River Forest; 1001 Lake Street; Oak Park, IL 60301, 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

- 1) 0332326145 - recorded on Nov. 19, 2003
- 2) 0408346055 - recorded on Mar. 23, 2004
- 3) 0502119174 - recorded on Jan. 21, 2005

Property Address: 4537 S. Drexel Blvd., Unit #304 & P-26, Chicago, IL 60653

PIN: 20-02-312-004-0000 and 20-02-312-024-0000

*see legal attached*

~~Legal: Lot 2 in the Subdivision of Lots 6 and 7 in Block 5 in Walker & Stinson's Subdivision of the West 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 17, East of the Third Principal Meridian, in Cook County, Illinois.~~

were conveyed to the Bank, as Mortgagee, to secure the payment of an indebtedness in the principal amount of One Million Four Hundred Thousand and 00/100 (1,400,000.00), increased to One Million Eight Hundred Thousand and 00/100 (1,800,000.00), and increased to Five Million Eight Hundred Eighty Thousand and 00/100 (\$5,880,000.00) 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 Document No. **0332326146**; an Assignment of Rents and Leases dated **October 1, 2004** and recorded as Document No. **0502119175**

- 4) 0332326146 - recorded on Nov. 19, 2003
- 5) 0502119175 - recorded on Jan. 21, 2005

Whereas, the indebtedness for **Unit #304 & P-26** 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

01051547 CL

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In Witness Whereof, the Bank has caused this Release Deed to be executed by its duly authorized officers, and its corporate seal affixed on December 29, 2005.

COMMUNITY BANK OF OAK PARK RIVER FOREST

By: Walter F. Healy, EVP  
Walter F. Healy, Executive Vice President

Attest By: Kris A. Bahl  
Kris A. Bahl, Operations Officer

STATE OF ILLINOIS  
SS  
COUNTY OF COOK

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 Bank, 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 of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal.

Date Dec 29, 2005

Sheila M. Montroy  
NOTARY PUBLIC



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## EXHIBIT A

### Parcel A:

Unit H-1400 and Parking Space P-30 in the State Place Condominium, as delineated on a survey of part of the following described real estate:

### Parcel 1:

Sublots 1 and 2 of Lot 2, Sublots 1 and 2 of Lot 3, Sublots 1 and 2 of Lot 6, Sublots 1 and 2 of Lot 7 and Sublots 1 and 2 of Lot 10, all in Block 22 in Canal Trustees' Subdivision of Fractional Section 15 Addition to Chicago, according to the Plat thereof filed September 1, 1848 as document number 20751 and re-recorded September 24, 1877 as document number 151610 (Except the West 27 Feet of said Sublots taken for widening State Street); and also, Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Jackson's Subdivision of Lots 11 and 14 in Block 22, in Fractional Section 15 Addition to Chicago, according to the Plat thereof filed for record May 5, 1877 as document number 133390 (Except the West 27 feet of said Lots 1 through 7 taken for widening State Street), all in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

That part of vacated South State Street lying West of the East line of the West 27.0 feet of lots 2, 3, 6, 7, and 10 in block 22 in Canal Trustee's Subdivision, aforesaid, and lying West of Lots 1 through 7 both inclusive, in Jackson's Subdivision, aforesaid, and lying East of a line 1.50 feet West of and parallel with the East line of the West 27.0 feet of Lots 2, 3, 6, 7, and 10 in Canal Trustee's Subdivision, aforesaid, as extended Southerly to the North line of E. Roosevelt Road, lying Southerly of the South line of E. 11th Street, and North of the North line of E. Roosevelt Road, pursuant to that certain vacation Ordinance recorded August 29, 2003 as document number 0324119133.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded December 9, 2004 as document number 0434410057, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel B:

Easements for the benefit of Parcel A as created by Declaration of Covenants, Conditions, Restrictions and Easements recorded December 9, 2004 as document number 0434410056 made by State Street Associates, LLC, an Illinois limited liability company, as Declarant, for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

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