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



Doc#: 0616526243 Fee: \$28.00
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Cook County Recorder of Deeds
Date: 06/14/2006 02:08 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 January 23, 2006, 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 #602 & P-46, Chicago, IL 60653

PIN: 20-02-312-004-0000 and 20-02-312-524
all legal attached

~~Legal: Lot 2 in the Subdivision of Lots 6 and 7 in Block 5 in Walker & Stinson's Subdivision of the West 1/4 of the Southwest 1/4 of Section 2, Township 38 North, Range 14, 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 #602 & P-46 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

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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 January 23, 2006.

COMMUNITY BANK OF OAK PARK RIVER FOREST

By: _____

Walter F. Healy, Executive Vice President

Attest By: _____

Kris A. Bahl, Operations Officer

STATE OF ILLINOIS
SS
COUNTY OF COCK

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 purpose 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

1-23-06

Elizabeth A. Waltemade
NOTARY PUBLIC



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EXHIBIT A

Unit 602 and Parking Space P-46 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 in Hale 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 Subdivision 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 Exhibit D to the Declaration of Condominium ownership recorded as document number 0526932003 in the recorder's office of Cook County, Illinois, together with its undivided percentage interest in the common elements, as amended from time to time.

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

PROPERTY OF COOK COUNTY CLERK'S OFFICE