

UNOFFICIAL COPY



Doc#: 0622215086 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2008 10:46 AM Pg: 1 of 4

Property of Cook County Clerk's Office



Release of Deed

Full

Partial

Know all Men by these presents, that JPMORGAN CHASE BANK NA
("Bank") in

consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto BAROUKH E LEVI

and its/his/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Bank may have acquired in, through or by a certain Mortgage dated 09/26/05 as Document Number 0531806028 Book NA Page NA recorded/registered in the Recorder's/Registrars Office of COOK County, in the State of Illinois applicable to the property, situated in said County and State, legally described as follows, to-wit:

SEE ATTACHED

Property Address: 250 E PEARSON ST UNIT3405 CHICAGO IL 60611

PIN 17 03 228 032 1175

For the Protection of the Owner, this Release shall be filed with the Recorder or Registrar of Titles in whose office the Mortgage or Trust of Deed was filed.

UNOFFICIAL COPY

CHECK IF PARTIAL - if checked, the following apply

This Release is deemed and shall be construed solely as partial release of the aforementioned Mortgage and Assignments of Rents, which also covers other property and that the lien of said Mortgage and Assignment of Rents shall continue without abatement or interruption with respect to all of the Bank's right, title and interest in and to any and all other property still remaining subject to said liens and encumbrances.

Dated at LEXINGTON, KY as of 06/22/06

JPMORGAN CHASE BANK NA

By: *Carol Lainhart*
CAROL LAINHART
Its: Mortgage Officer

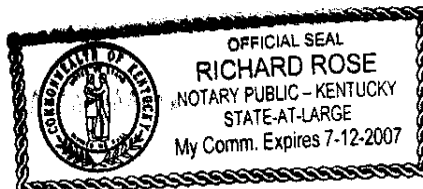
Attest: *Julie J Weddington*
JULIE J WEDDINGTON
Its: Authorized Officer

State of KENTUCKY
County of FAYETTE

I, the undersigned, a Notary Public in and for County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers or authorized agents of JPMORGAN CHASE BANK NA and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized agents of said corporation 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 and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the day and year first above written.

Richard Rose
Notary Public



My Commission Expires:

This instrument was prepared by: JULIE J WEDDINGTON
00414511645882

After recording mail to: Chase Home Finance
LOAN SERVICING CENTER
PO BOX 11606
LEXINGTON KY 40576-9982



UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT 3405 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES OF LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-10 AND P-11 AND SSB-51, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID. THIS DEED IS SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS: (1) CURRENT, NON-DELINQUENT REAL ESTATE TAXES FOR 2003 AND REAL ESTATE TAXES FOR SUBSEQUENT YEARS; (2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; (3) THE DECLARATION INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) PUBLIC, PRIVATE AND UTILITY EASEMENTS, INCLUDING WITHOUT LIMITATION (A) ANY EASEMENTS ESTABLISHED BY, OR IMPLIED FROM, THE DECLARATION AND ANY AMENDMENTS THERETO AND/OR (B) THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED AS OF JUNE 25, 2003 AND RECORDED WITH THE RECORDER ON JUNE 27, 2003 AS DOCUMENT NO. 0317834090 AND ANY AMENDMENTS THERETO, RELATING TO THE ADJACENT PARKING GARAGE LOCATED AT 275 EAST CHESTNUT (HEREIN, THE "NORTHWESTERN RECIPROCAL EASEMENT AGREEMENT"), AND/OR (C) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF JULY 25, 2003 AND RECORDED WITH THE RECORDER ON JULY 27, 2003 AS DOCUMENT NO. 0317834091 AND ANY AMENDMENTS THERETO, RELATING TO THE PROPERTY LOCATED AT 270 EAST PEARSON (HEREIN, THE "270 RECIPROCAL EASEMENT AGREEMENT"), AND/OR (D) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF JUNE 25, 2003 AND RECORDED ON JUNE 27, 2003 AS DOCUMENT NO. 0317834092 AND ANY AMENDMENTS THERETO, RELATING TO THE PROPERTY, LOCATED AT 840 NORTH LAKE SHORE DRIVE (HEREIN, THE "840 RECIPROCAL EASEMENT AGREEMENT") AND/OR (E) THE VARIOUS EASEMENT AGREEMENTS WHICH ARE

UNOFFICIAL COPY

DESCRIBED IN THE PROPERTY REPORT IN CONNECTION WITH THE INITIAL CONVEYANCE OF THE CONDOMINIUM UNIT AND ANY AMENDMENTS TO SUCH EASEMENT AGREEMENTS WHICH DO NOT IMPAIR OR ADVERSELY AFFECT THE USE OF THE UNIT OWNERSHIP AS A CONDOMINIUM RESIDENCE; (5) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD WHICH DO NOT IMPAIR OR ADVERSELY AFFECT THE USE OF THE UNIT OWNERSHIP AS A CONDOMINIUM RESIDENCE; (6) APPLICABLE ZONING AND BUILDING LAWS, ORDINANCES AND RESTRICTIONS; (7) ROADS AND HIGHWAYS, IF ANY WHICH DO NOT IMPAIR OR ADVERSELY AFFECT THE USE OF THE UNIT OWNERSHIP AS A CONDOMINIUM RESIDENCE; (8) LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT; (9) ENCROACHMENT, IF ANY, WHICH DO NOT MATERIALLY, ADVERSELY IMPAIR THE USE AND ENJOYMENT OF THE CONDOMINIUM UNIT AS A RESIDENCE OR THE PARKING SPACE(S), IF ANY, AS A PARKING SPACE FOR ONE PASSENGER VEHICLE; (10) MATTERS OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE SO LONG AS SUCH ENDORSEMENT IS REASONABLY ACCEPTABLE TO PURCHASER; (11) ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (12) GRANTEE'S MORTGAGE, IF ANY; AND (13) LEASES, LICENSES AND MANAGEMENT AGREEMENTS AFFIDAVIT THE PARKING SPACE (S), IF ANY, AND/OR THE COMMON ELEMENTS.

County Clerk's Office