

UNOFFICIAL COPY

NO1060921 1 of 2 SR



This instrument was prepared by:

Andrea J Cox
AMCORE Bank, Rockford
P.O. Box 1957
Rockford IL 61110-0457

Doc#: 0625122076 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2006 01:05 PM Pg: 1 of 2

Please return the recorded document to:

9401 Joint Venture, LLC
1322 N Halsted
Chicago, Illinois 60622
Loan No. 54687005468701
Pin No. 12-27-122-028; 12-27-123-091;
12-27-300-051

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Amcore Bank, N.A., the party secured in and by a certain mortgage (described below) does hereby acknowledge full payment and satisfaction of the moneys in and by the said deed secured, and, in consideration thereof does hereby forever release and discharge the same, and does hereby Quit-Claim all right in and to the premises therein described or conveyed.

MORTGAGE TO: Amcore Bank, N.A., in the City of Lincolnshire, in the State of Illinois

EXECUTED BY: 9401 Joint Venture, LLC

MORTGAGE DATE: June 22, 2005

RECORDED IN: The Recorder's office of Cook County, in the State of Illinois


RECORDED ON: June 23, 2005 as Document No. 0517419022

PIN #: 12-27-122-028; 12-27-123-091; 12-27-300-051

PROPERTY ADDRESS: 9401 W Grand Avenue, Franklin Park, Illinois 61031

LEGAL DESCRIPTION: Hereof is the same as that contained in the recorded Mortgage or as attached:

IN WITNESS WHEREOF, AMCORE Bank, N.A., has caused these presents to be signed by its Senior Vice President, and attested by its Commercial Loan Specialist this day, June 22, 2005.

Corporate Seal By: 
Bruce Nelson, Senior Vice President

Attest: 
Andrea J Cox, Commercial Loan Specialist

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

STATE OF ILLINOIS

:SS

COUNTY OF WINNEBAGO

I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, That Bruce Nelson and Andrea J Cox are personally known to me to be the Senior Vice President and Commercial Loan Specialist of said Corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Senior Vice President and Commercial Loan Specialist, they signed and delivered the said instrument of writing as Senior Vice President and as Commercial Loan Specialist of said Corporation, and caused the 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 deed of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, on June 22, 2005.

Notary Seal


Kathleen Rinaldo Notary Public



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

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PARCEL 1: LOT 1 IN WEST GRAND AVENUE SUBDIVISION RECORDED ON JULY 31, 1997 AS DOCUMENT NUMBER 97557554 OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPT FROM PARCEL ONE THAT LAND TAKEN BY THE GRAND AVENUE RAILROAD RELOCATION AUTHORITY, A UNIT OF LOCAL GOVERNMENT, PURSUANT TO CASE 03-L-050830, ORDER VESTING TITLE RECORDED MARCH 25, 2004 AS DOCUMENT 0408503023, DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 IN WEST GRAND AVENUE SUBDIVISION RECORDED ON JULY 31, 1997 AS DOCUMENT NUMBER 97557554 OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 01 DEGREE 13 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF SAID LOT, 52.98 FEET; THENCE NORTH 50 DEGREES 09 MINUTES 47 SECONDS WEST, 62.88 FEET; THENCE NORTH 77 DEGREES 29 MINUTES 19 SECONDS WEST, 67.71 FEET; THENCE NORTHWESTERLY 261.30 FEET ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5674.98 FEET, THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 48 MINUTES 10 SECONDS WEST 261.28 FEET; THENCE NORTH 77 DEGREES 09 MINUTES 48 SECONDS WEST, 69.87 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 81 DEGREES 10 MINUTES 54 SECONDS EAST ON SAID NORTH LINE 431.15 FEET; THENCE SOUTHEASTERLY 14.07 FEET ON SAID NORTH LINE BEING A CURVE TO THE NORTH, HAVING A RADIUS OF 9582.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 13 MINUTES 26 SECONDS EAST, 14.07 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF EXISTING ELECTRICAL SYSTEMS LOCATED ON PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C. DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT NUMBER 97560233, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086442 MADE BY 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS TO AND INGRESS AND EGRESS FOR THE USE, INSPECTION AND REPAIR OF ELECTRIC SYSTEMS, FIRE PROTECTION SYSTEMS, WATER SYSTEMS, TELEPHONE LINES AND HEATING SYSTEMS LOCATED ON THE PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT ACCESS, REPAIR, AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C., DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT NUMBER 97560233, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086442 MADE BY 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

PARCEL 4: THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPT THEREFROM THE EAST 156.8 FEET AND EXCEPT THAT PART FALLING IN WASHINGTON STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID WEST 1/2 AT A POINT 156.8 FEET WEST OF THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2, 174.65 FEET; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 498.7 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2, 174.65 FEET TO THE SOUTH LINE; THENCE EAST ON SAID SOUTH LINE, 498.7 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE VILLAGE OF FRANKLIN PARK BY DEED RECORDED JULY 21, 1925 AS DOCUMENT 8981920, AND ALSO EXCEPTING THEREFROM THE NORTH 37 1/2 FEET OF THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF WASHINGTON STREET AS EXTENDED AND WEST OF ALLEY IMMEDIATELY EAST AND ADJOINING THERETO, AND EXCEPT THAT PART CONVEYED BY DEED RECORDED AS DOCUMENT 12518201), IN COOK COUNTY, ILLINOIS.

PARCEL 6: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY FOR ACCESS TO THE WATER TOWER AND OTHER PORTIONS OF THE FIRE PROTECTION SYSTEM LOCATED ON LOT 2 IN WEST GRAND AVENUE SUBDIVISION AS PROVIDED IN EASEMENT AND SHARED MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086444 MADE BY AND BETWEEN 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

PARCEL 7: RIGHT TO REPAIR, MAINTAIN AND REPLACE THE PARTY WALL TOGETHER WITH THE RIGHT TO ENTER UPON THAT PORTION OF THE PROPERTY ADJOINING THE PARTY WALL LOCATED ON LOT 2 IN WEST GRAND AVENUE SUBDIVISION TO EFFECT SUCH REPAIR, MAINTENANCE AND REPLACEMENT AS CONTAINED IN PARTY WALL AND SHARED MAINTENANCE AGREEMENT MADE BY AND BETWEEN 2721 EDGINGTON, L.L.C. AND 9401 GRAND, L.L.C. DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560232 AS MODIFIED BY AMENDMENT TO PARTY WALL AND SHARED MAINTENANCE AGREEMENT MADE BY AND BETWEEN 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC. RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086443.