

UNOFFICIAL COPY



0636242129

Doc#: 0636242129 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 11:15 AM Pg: 1 of 4

RECORDING REQUESTED BY:  
Chicago Title Co.

AND WHEN RECORDED MAIL TO:  
Chicago Title Co.  
601 S. LaSalle St. #650  
Chicago, IL 60605

DEED OF PARTIAL RELEASE AND PARTIAL RECONVEYANCE

File No. 8317535, Unit 225

Connaught Real Estate Finance LLC, a Delaware limited liability company, f/k/a Conlon Capital LLC, a Delaware limited liability company, as Mortgagee under the Junior Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing executed by Pacesetter Development LLC, a Illinois limited liability company, as Mortgagor, dated September 07, 2005, and recorded September 09, 2005 in Instrument No. 0525234056, records of Cook County, Illinois, hereby releases and reconveys to the person or persons legally entitled thereto, without covenant or warranty, express or implied, all the estate, title, and interest acquired by Mortgagee under said Junior Mortgage, in and to that portion of the property described as follows:

SEE ATTACHED EXHIBIT A

The remaining property described in said Junior Mortgage shall continue to be held by Mortgagee under the terms thereof, and, as provided therein, this partial reconveyance does not affect the personal liability of any person for payment of the indebtedness secured thereby.

In witness whereof, Mortgagee has executed this Partial Release and Partial Reconveyance on the 26th day of September, 2006.

Connaught Real Estate Finance LLC,  
a Delaware limited liability company:

By: [Signature]  
Name: Daniel P. Fowler  
Its: President

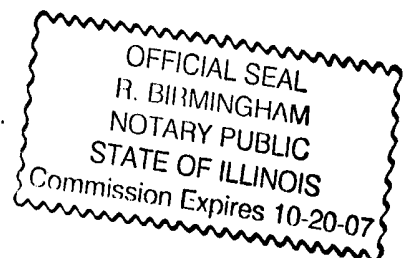
STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK    )

This instrument was acknowledged and executed before me this 26th day of September, 2006, by Daniel P. Fowler, acknowledged to be the President of Connaught Real Estate Finance LLC, a Delaware limited liability company, and that as such officer, being authorized so to do, signed the name of the company as such officer.

WITNESS my hand and official seal.

Signature: [Signature]

My Commission Expires: 10/20/07 This area for official notarial seal.



BOX 334 CTI

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1401 008317535 SLP**STREET ADDRESS:** 1935 SOUTH ARCHER AVENUE

UNIT 325

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-21-414-001-0000**LEGAL DESCRIPTION:**

UNIT NUMBER 325, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

Parcel 1: THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58°08'39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET; THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET; THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET; THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTHLINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET; THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

PARCEL A: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PRT OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST PRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THESOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET; THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59

(CONTINUED)

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UNIT 325

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-21-414-001-0000**LEGAL DESCRIPTION:**

FEET; THENCE SOUTH 58\* 08' 39" WEST, A DISTANCE OF 7.49 FEET; THENCE SOUTH 31\* 51' 21" EAST, A DISTANCE OF 9.45 FEET; THENCE NORTH 58\* 08' 39" EAST, A DISTANCE OF 8.05 FEET; THENCE SOUTH 31\* 51' 21" EAST, A DISTANCE OF 16.80 FEET; THENCE SOUTH 58\* 08' 39" WEST, A DISTANCE OF 21.30 FEET; THENCE SOUTH 31\* 51' 21" EAST, A DISTANCE OF 15.52 FEET; THENCE NORTH 58\* 08' 39" EAST, A DISTANCE OF 13.09 FEET; THENCE SOUTH 31\* 51' 21" EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 31\* 51' 21" EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 58\* 06' 03" WEST, A DISTANCE OF 21.88 FEET; THENCE SOUTH 00\* 00' 00" WEST, A DISTANCE OF 38.68 FEET; THENCE SOUTH 90\* 00' 00" WEST, A DISTANCE OF 20.65 FEET; THENCE SOUTH 00\* 00' 00" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 90\* 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET; THENCE NORTH 00\* 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58\* 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58\* 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET; THENCE SOUTH 31\* 54' 03" EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH 57\* 48' 37" WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 31\* 44' 44" EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH 58\* 06' 03" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 31\* 51' 21" WEST, A DISTANCE OF 30.61 FEET; THENCE NORTH 58\* 08' 39" EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH 31\* 51' 21" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 58\* 08' 39" EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH 31\* 51' 21" WEST, A DISTANCE OF 1.09 FEET; THENCE NORTH 58\* 08' 39" EAST, A DISTANCE OF 6.15 FEET; THENCE NORTH 31\* 51' 21" WEST, A DISTANCE OF 19.82 FEET; THENCE SOUTH 58\* 08' 39" WEST, A DISTANCE OF 8.11 FEET; THENCE NORTH 31\* 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C: THAT PART OF LOTS 6 AND 7 TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE

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UNIT 325

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-21-414-001-0000**LEGAL DESCRIPTION:**

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET; THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET; THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET; THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF SAID LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCKS 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET; THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET; THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ ; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS,