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PARTIAL RELEASE OF MORTGAGE OR TRUST DEED

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



Doc#: 0700233214 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 11:18 AM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

8359361 D2RP 6 of 7

KNOW ALL MEN BY THESE PRESENTS, That COLE TAYLOR BANK, an Illinois banking corporation, of the County of Cook and State of Illinois for and in consideration of the payment of the indebtedness secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto SHERMAN PLAZA PARTNERS, LLC, a Delaware limited liability company, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage, Leasehold Mortgage and Security Agreement dated November 30, 2004 and recorded December 9, 2004 as Document No. 0434404094, a certain Assignment of Rents and Leases dated November 30, 2004 and recorded on December 9, 2004 as Document No. 0434404095, and all amendments thereto, if any, all recorded in the Recorder's Office of Cook County, in the State of Illinois, to the premises therein described as follows, situated in the County of Cook, State of Illinois to wit: See **Exhibit A** Permanent Real Estate Index Number(s): See **Exhibit A**

PROVIDED HOWEVER, that this Partial Release shall not be construed to waive or in any manner affect or invalidate the lien of said Mortgage upon the remaining real estate as described in said Mortgage, which shall remain in full force and effect as to the remainder of the real estate.

Box 400-CTCC

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EXHIBIT A

PARCEL 1:

LOT 2 IN THE AMENDED AND RESTATED SHERMAN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT WAS RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 0623632062.

PARCEL 2:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN SECTIONS 4, AS DESCRIBED AND DEFINED IN SECTION 9, OF THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404085

PARCEL 3:

THAT PART OF LOT 1 IN AMENDED AND RESTATED SHERMAN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT NUMBER 0623632062, LYING ABOVE GROUND TIER FINISHED FLOOR ELEVATION OF 600.8, MORE OR LESS, AND BELOW SECOND TIER RAMP AND PARKING AREA FINISHED FLOOR ELEVATIONS RANGING FROM 610.0 THROUGH 622.5, MORE OR LESS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 44.40 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 30 SECONDS EAST, 3.29 FEET FOR THE PLACE OF BEGINNING;

THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 5.58 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 8.69 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET;

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THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 3.83 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 16.92 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 1.34 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 0.17 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 7.15 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 42 SECONDS EAST, 15.26 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 48.28 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 16.42 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 13.17 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 38.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 0.75 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 5.64 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 26.04 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 0.28 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 80.87 FEET; THENCE SOUTH 26 DEGREES 43 MINUTES 33 SECONDS WEST, 19.87 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 10.06 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 4.75 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 14.75 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 3.50 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 13.17 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 2.69 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 6.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST, 1.17 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 2.50 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 1.17 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 26.92 FEET; THENCE NORTH 89 DEGREES

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42 MINUTES 08 SECONDS EAST, 3.15 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 2.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 3.15 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS WEST, 2.30 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST, 19.06 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 0.2344 ACRES (10,212 SQ. FT.), MORE OR LESS.

PARCEL 4:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN SECTION 3 OF THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404085.

PARCEL 5:

LEASEHOLD ESTATE AS CREATED BY THE RETAIL PARKING LEASE BETWEEN CITY OF EVANSTON AND SHERMAN PLAZA PARTNERS, LLC, RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404092.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS PROVIDED IN THE CAISSON BELL AND ABOVE-GRADE ENCROACHMENT EASEMENT BETWEEN THE CITY OF EVANSTON AND SHERMAN PLAZA PARTNERS, LLC, RECORDED FEBRUARY 22, 2006 AS DOCUMENT NO. 0605334078 IN REFERENCE TO ENCROACHMENT OF (I) CAISSONS AND CAISSON BELLS 1.5 FEET ALONG THE NORTH LINE ALONG CHURCH STREET, 4 FEET ALONG THE SOUTH LINE ALONG DAVIS STREET AND 3 FEET AND 1.5 FEET ALONG THE EAST LINE ALONG SHERMAN STREET; AND (II) ABOVE-GRADE IMPROVEMENTS OF THE PROPOSED BUILDING OVER THE PUBLIC RIGHT OF WAY BY A MAXIMUM OF 6 FEET ALONG THE NORTH, SOUTH AND EAST LINES.

P.I.N.: 11-18-304-007
 11-18-304-024
 11-18-304-009
 11-18-304-018
 11-18-304-019
 11-18-304-020
 11-18-304-010
 11-18-304-014
 11-18-304-017
 11-18-304-025
 11-18-304-026