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Doc#: 0701041031 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2007 09:43 AM Pg: 1 of 2

After Recording Mail to:

1020 W. Madison Development Group, LLC  
811 Madison Street  
Oak Park, Illinois 60302-4412

This Document Prepared by:  
Geraldine Eakin  
Community Bank of Oak Park River Forest  
1001 Lake Street  
Oak Park IL 60301

## PARTIAL RELEASE DEED

This Partial Release Deed is made November 6, 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 **December 9, 2005** and Modification of Mortgage, dated **March 8, 2006** recorded in the Recorder's Office of Cook County, State of Illinois, as Document No. **0535353007** and Document No. **0607547093**, the premises situated in the County of Cook, State of Illinois, and more particularly described as follows:

**Property Address: 1018 – 1022 West Madison, Oak Park, Illinois 60302**  
**PIN: 16-07-323-023-0000 and 16-07-323-024-0000**

**Legal: Lot 14 in Block 2 in Central subdivision of part of the West ½ of the Southwest ¼ of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, excepting from said Lot that part, if any, taken and used or occupied for widening Madison Street, in Cook County, Illinois**

Were conveyed to the Bank, as Mortgagee, to secure the payment of an indebtedness in the principal amount of **Three Million Seven Hundred Eleven Thousand and 00/100 (\$3, 711,000.00)** and

Whereas, said indebtedness was further secured by: **Assignment of Rents and Leases**, recorded as **Document No. 0535353008** and

Whereas, the indebtedness for **1018 W. Madison St., Oak Park, Illinois 60302 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 **1020 West Madison Development Group, LLC** 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.**

# UNOFFICIAL COPY

In Witness Whereof, the Bank has caused this Partial Release Deed to be executed by its duly authorized officers, and its corporate seal affixed on November 6, 2006.

COMMUNITY BANK OF OAK PARK RIVER FOREST

By: \_\_\_\_\_

Walter F. Healy, Executive Vice President

Attest By: \_\_\_\_\_

Kris A. Bahl, Loan Operations Officer

STATE OF ILLINOIS

SS

COUNTY OF COOK

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, Loan 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 purposes 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 Nov. 6, 2006

Geraldine V. Eakin  
NOTARY PUBLIC

