

UNOFFICIAL COPY



Doc#: 0707948151 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2007 01:51 PM Pg: 1 of 4

Property
79169535000



Release of Deed

Full

Partial

Know all Men by these presents, that JPMORGAN CHASE BANK, N.A.

consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto THE DIANA S FERGUSON TRUST DATED AUGUST 2, 2001

_____ 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 04/25/06 as Document Number 0614334044 Book _____ Page _____ 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 LEGAL

Property Address: 270 EAST PEARSON STREET UNIT #803
CHICAGO IL. 60611

PIN 17-03-228-034-4022

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 LOUISVILLE, KY as of 02/28/07

JPMORGAN CHASE BANK, N.A.

By: Netta Hayden
NETTA HAYDEN
Its: AVP

Attest: Cynthia Langford
CYNTHIA LANGFORD
Its: OFFICER

State of Kentucky
County of JEFFERSON

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, N.A.

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.

Martha C. Combs
Notary Public

My Commission Expires: 1-25-2010



This instrument was prepared by: DIANA ROBERTS

After recording mail to: JPMorgan Chase Bank, N.A. PO BOX 32096 LOUISVILLE KY 40232-2096

00603000115775

GF No. 1311357

Continuation of Schedule A**4. Legal description of the land:**

Parcel 1: Unit 803 in the Belvedere Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements which unit and common elements are comprised of:

(A) The leasehold estate, created by the instrument herein referred to as the lease, executed by Northwestern University, a corporation of Illinois, as lessor, and 270 East Pearson, L.L.C., an Illinois limited liability company, as lessee, dated as of June 31, 2000, which lease was recorded August 2, 2000 as Document Number 000584667, and re-recorded August 11, 2000 as Document Number 00614549, and as amended by amendment to ground lease recorded March 2, 2001 as Document Number 0010169900 and Second Amendment to ground lease dated as of May 20, 2004 and recorded May 20, 2004 as Document Number 0414131096, and by unit sublease recorded May 21, 2004 as Document Number 0414242172, which lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing July 31, 2000 (except the buildings and improvements located on the land); and

(B) Ownership of the building and improvements located on the following described land: Certain lots in the residences on 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, which survey is attached as an Exhibit to the declaration of condominium recorded May 20, 2004 as Document Number 0414131100, as amended, from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of storage space S22, a limited common element, as delineated on the survey attached to the declaration of condominium aforesaid.

Parcel 3: Parking Unit P1 and P5 in the 270 East Pearson Garage Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements, which parking unit is comprised of:

(A) The leasehold estate, created by the instrument herein referred to as the lease, executed by Northwestern University, a corporation of Illinois, as lessor, and 270 East Pearson, L.L.C., an Illinois limited liability company, as lessee, dated May 20, 2004, which lease was recorded May 20, 2004 as Document Number 0414131097, and by Unit sublease recorded May 21, 2004 as Document Numbers 041442193 and 0414242197, which lease, as amended, demises the land (as hereinafter described) for a term of 95 years commencing May 20, 2004 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Certain lots in the residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 and 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,

104/26/06

07:43

FAX 614 248 4098

BANK ONE

UNOFFICIAL COPY

003

GF No. 1311357

recorded May 20, 2004 as Document Number 0414131101, as amended, from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4: Non-exclusive easements for the benefit of Parcels 1, 2 and 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as Document Number 0414131098.

Parcel 5: Non-exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as Document Number 0317834091.

Commonly known as: 270 East Pearson Street, Unit 803 Chicago, IL 60611 ✓