



Doc#: 0714542151 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/25/2007 01:27 PM Pg: 1 of 4

This instrument was prepared by and after recording should be returned to:

Joel T. Cooper, Esq.
Freeborn & Peters LLP
311 S. Wacker Drive
Suite 3000
Chicago, Illinois 60606

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

PARTIAL RELEASE OF MORTGAGE

KNOW ALL BY THESE PRESENTS: that the undersigned, TEXANS COMMERCIAL CAPITAL, LLC, for valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUITCLAIM unto REALTY AMERICA GROUP (LINCOLN MALL), LP, a Texas limited partnership its successors and assigns, all the right, title, interest, claim or demand whatsoever which the undersigned may have acquired by or through that certain:

- Mortgage dated December 17, 2004 and recorded December 24, 2004 in the office of the Recorder of Deeds of Cook County, Illinois as document 0436202026;
- First Amendment recorded August 23, 2005 in the office of the Recorder of Deeds of Cook County, Illinois as document 0523539069;
- Modification and increase of Mortgage recorded March 21, 2006 in the office of the Recorder of Deed of Cook County, Illinois as document 0608031034; and
- Second Modification of Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (Matteson, Cook County, Illinois) recorded August 29, 2006 in the office of the Recorder of Deeds of Cook County, Illinois as document 0624133152. (collectively the "Mortgage" and "Security Documents")

in and to the premises legally described on Exhibit A, attached hereto and made a part hereof, and the appurtenances and privileges, if any, thereunto belonging (the "Released Property"), such Released Property being located in Cook County, Illinois.

Box 400-CTCC

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This instrument is not intended to be, and shall not be construed as, (i) a release of the lien of the Security Documents from any property other than the Released Premises or (ii) a satisfaction, in whole or in part, of any obligation secured by the Security Documents, or set forth in any other document or instrument evidencing or securing, or executed in connection with, the loan that is secured by the Security Documents.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer this 30th day of ~~January~~, 2007.

April

TEXANS COMMERCIAL CAPITAL, LLC

James N. Roland
By: JAMES N. ROLAND
Its: CLO/SVP

STATE OF Texas

SS.

COUNTY OF Dallas

I, Judy Roan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES ROLAND being the CLO/SVP of Texans Commercial Capital, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of ~~September~~, 2006. *April, 2007*



Judy Roan
Notary Public

My Commission Expires: 6-25-09

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EXHIBIT A LEGAL DESCRIPTION

PROPOSED JC PENNY PARCEL - LINCOLN MALL

THAT PART OF LOT 3 IN THE SECOND FINAL PLAT OF LINCOLN MALL RESUBDIVISION RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 0625834112, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 40 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS BEING THE SOUTH RIGHT OF WAY LINE OF LINCOLN HIGHWAY BEARING NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST), 94.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO THE NORTHERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD; THENCE NORTH 89 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID RIGHT OF WAY, 1880.09 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 41 MINUTES 38 SECONDS WEST, 269.03 FEET, TO AN INTERSECTION POINT WITH A NONTANGENT CURVE; THENCE SOUTHWESTERLY 64.52 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF SOUTH 82 DEGREES 56 MINUTES 00 SECONDS WEST, FOR A CHORD DISTANCE OF 64.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 05 MINUTES 40 SECONDS WEST, 63.05 FEET; THENCE NORTH 16 DEGREES 26 MINUTES 51 SECONDS WEST, 297.81 FEET TO AN INTERSECTION POINT WITH A NONTANGENT CURVE; THENCE NORTHEASTERLY 279.55 FEET ALONG AN ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, HAVING A CHORD BEARING OF NORTH 58 DEGREES 43 MINUTES 20 SECONDS EAST, FOR A CHORD DISTANCE OF 276.44 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 46.64 FEET ALONG AN ARC OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 2040.00 FEET, HAVING A CHORD BEARING OF NORTH 43 DEGREES 14 MINUTES 12 SECONDS EAST, FOR A CHORD DISTANCE OF 46.64 FEET; THENCE SOUTH 47 DEGREES 25 MINUTES 06 SECONDS EAST, 109.48 FEET; THENCE NORTH 42 DEGREES 49 MINUTES 47 SECONDS EAST, 136.99 FEET; THENCE SOUTH 36 DEGREES 47 MINUTES 46 SECONDS EAST, 105.43 FEET; THENCE NORTH 53 DEGREES 12 MINUTES 14 SECONDS EAST, 19.50 FEET; THENCE SOUTH 36 DEGREES 47 MINUTES 46 SECONDS EAST, 161.15 FEET TO AN INTERSECTION POINT WITH A NONTANGENT CURVE; THENCE NORTHEASTERLY 89.75 FEET ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF NORTH 34 DEGREES 02 MINUTES 03 SECONDS EAST, FOR A CHORD DISTANCE OF 89.41 FEET; THENCE SOUTH 64 DEGREES 32 MINUTES 10 SECONDS EAST, 196.51 FEET, TO THE WESTERLY LINE OF THE SINCLAIR PIPELINE RIGHT OF WAY; THENCE SOUTH 00 DEGREES 44 MINUTES 08 SECONDS EAST, ALONG SAID RIGHT OF WAY, 532.76 FEET, TO THE NORTHERLY RIGHT OF WAY OF THE PENN CENTRAL RAILROAD; THENCE SOUTH 89 DEGREES

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34 MINUTES 37 SECONDS WEST, ALONG SAID RIGHT OF WAY, 637.03 FEET TO THE PLACE OF BEGINNING.

TO BE KNOWN AS:

LOT 2 IN THE RESUBDIVISION OF LOT 3 IN THE SECOND FINAL PLAT OF LINCOLN MALL RESUBDIVISION MATTESON, ILLINOIS, BEING A RESUBDIVISION OF LOT 3 IN THE FINAL PLAT OF LINCOLN MALL RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 0625834112, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

Property Address:

31-22-300-021-0000; 31-22-300-022-0000; 31-22-300-025-0000;
31-22-300-027-0000; 31-22-300-036-0000; 31-22-300-037-0000;
31-22-300-061-0000.