

# UNOFFICIAL COPY

After Recording Mail to:



David Chaiken  
111 West Washington  
Suite 823  
Chicago, IL 60602

Doc#: 0719434083 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2007 01:06 PM Pg: 1 of 4

This Document Prepared by:  
Linda Marks  
Under The Supervision of  
Community Bank of Oak Park River Forest  
1001 Lake Street  
Oak Park IL 60301

## PARTIAL RELEASE DEED

This Partial Release Deed is made July 11, 2007, 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 Mortgage, dated **June 10, 2005** and Modification of Mortgage, dated **March 31, 2006** recorded in the Recorder's Office of Cook County, Illinois as Document No. **0520042246** and Document No. **0610043202**, the premises situated in the County of Cook, State of Illinois, and more particularly described as follows:

**Property Address: 200 W. Grand Ave., Unit 2602, P-25, P-26, SR 1, Chicago, IL 60610**  
**PIN: 17-09-237-011-0000, 17-09-237-012-0000, 17-09-237-013-0000, 17-09-237-014-0000**

**Legal: See Attached Exhibit "A"**

were conveyed to the Bank, as Mortgagee, to secure the payment of an indebtedness in the principal amount of **Two Million Five Hundred Thousand Dollars and 00/100 (\$2,500,000.00)** and increased to **Three Million Eight Hundred Ninety Eight Thousand Dollars and 00/100 (\$3,898,000.00)**, and

Whereas, said indebtedness was further secured by: **Assignment of Rents** recorded as Document Number **0520042247**.

Whereas, the indebtedness for **UNIT 2602, P-25, P-26, SR 1 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 **Grand Wells Development, 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.

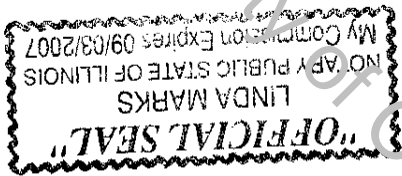
**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.**

**received**

Handwritten notes: m / m, 8374241 DBR, CFI

Handwritten initials: upgs

# UNOFFICIAL COPY



Linda Marks  
NOTARY PUBLIC

Date 7-11-07

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 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 as such Executive Vice President and Loan Operations Officer, 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 as 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

STATE OF ILLINOIS  
COUNTY OF COOK

By: Walter F. Healy, Executive Vice President  
Attest By: Kris Bahl, Loan Operations Officer

COMMUNITY BANK OF OAK PARK RIVER FOREST

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 July 11, 2007.

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNIT NOS. 2104, P1, P2, P3, P4, P5, P6, P7, P8, P9, P11, P12, P25, P26, P63, P64, P84, P85, P127, SR1 AND SR2 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6, LYING ABOVE A HORIZONTAL PLANE OF +220.41 CITY OF CHICAGO DATUM, LYING BELOW A HORIZONTAL PLANE OF +231.90 CITY OF CHICAGO DATUM AND ALSO LYING ABOVE A HORIZONTAL PLANE OF +262.98, CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF +274.47, CITY OF CHICAGO DATUM, IN BLOCK 13 IN NEWBERRY'S ADDITION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STREET ADDRESS: 200 W. GRAND  
 CITY: CHICAGO  
 TAX NUMBER: 17-09-237-015-0000

EXHIBIT A  
 UNITS 2201, 2202, 2602, 2601  
 COUNTY: COOK

## LEGAL DESCRIPTION:

PARCEL 1: UNIT NOS. 2201, 2202, , P-8, P-9, P-11 AND P-12 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 LYING ABOVE A HORIZONTAL PLANE OF +262.98 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +274.47 CITY OF CHICAGO DATUM IN BLOCK 13 IN NEWBERRY'S ADDITION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.