

UNOFFICIAL COPY

This document was prepared by
and after recordation should
be returned to:

Schwartz Cooper Chartered
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601
Attention: Joseph Q. McCoy



Doc#: 0726216087 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 01:10 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

PARTIAL RELEASE OF CONSTRUCTION MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS, that **WACHOVIA BANK, NATIONAL ASSOCIATION**, a national banking association, in consideration of the sum of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY, and QUIT CLAIM** unto **OPTIMA OLD ORCHARD WOODS, LLC**, an Illinois limited liability company, its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by (i) that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated October 27, 2005, recorded in the Recorder's Office of Cook County, Illinois ("Recorder's Office") on October 28, 2005, as Document No. **0430234062**; (ii) Assignment of Leases and Rents dated October 27, 2005, recorded in the Recorder's Office on October 28, 2005, as Document No. **0430234063**; and (iii) amended by that certain Modification of Mortgage dated December 20, 2006, recorded in the Recorder's Office on December 21, 2006, as Document No. **0635539047**, (all collectively hereinafter referred to as the "Construction Mortgage") with respect to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

together with all the appurtenances and privileges thereunto belonging or appertaining.

UNOFFICIAL COPY

EXCEPT FOR THE PORTION OF THE PROPERTY HEREBY RELEASED, THE AFORESAID CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING AND THE AFORESAID ASSIGNMENT OF LEASES AND RENTS SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the undersigned has entered into this Partial Release of Construction Mortgage, Security Agreement, Assignments of Leases and Rents and Fixture Filing as of the ____ day of August, 2007.

WACHOVIA BANK NATIONAL ASSOCIATION,
a national banking association

By: *Nancy C Roman-Paul*
Name: _____
Title: NANCY C. ROMAN-PAUL
Sr. Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Nancy C. Roman-Paul**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such **Sr. Vice President** of Wachovia Bank, National Association, a national banking association, appeared before me this day in person and severally acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking association for the uses and purposes therein set forth;

Witness my hand and an Notarial Seal this ___ day of August, 2007.

Mary Lou Lopresti

Notary Public

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Lou Lopresti, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Jan. 29, 2008
Member, Pennsylvania Association of Notaries

UNOFFICIAL COPY**EXHIBIT A**

Legal Description Of The Real Estate

PARCEL 1:

CERTAIN UNITS IN OPTIMA OLD ORCHARD WOODS OAK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 10, 2006, AS DOCUMENT 0604139025 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UNITS: S301; S302; S304; S306; S308, S401 TO S409, INCLUSIVE; S411; S501 TO S511, INCLUSIVE; S513 TO S517, INCLUSIVE; S601; PS001; S602 TO S615, INCLUSIVE; S617; S701 TO S717, INCLUSIVE; S801 TO S810, INCLUSIVE; S812 TO S817, INCLUSIVE; S901 TO S911, INCLUSIVE; S1001 TO S1011, INCLUSIVE; S1101 TO S1111, INCLUSIVE; S1201 TO S1211, INCLUSIVE; S1301 TO S1311, INCLUSIVE; S1401 TO S1411, INCLUSIVE; S1501 TO S1511, INCLUSIVE; S1601 TO S1605, INCLUSIVE; S1607 TO S1611, INCLUSIVE; S1701 TO S1707, INCLUSIVE; S1709 TO S1711, INCLUSIVE; S1801 TO S1805, INCLUSIVE; S1807 TO S1811, INCLUSIVE; S1902; S1904; S1906; S1908; S1910; S2002; S2004; S2006; S2008; AND S2010.

PARCEL 2:

CERTAIN UNITS IN OPTIMA OLD ORCHARD WOODS ELM CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 22, 2006, AS DOCUMENT 0626531058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UNITS: E304; E306; E308; E401 TO E404, INCLUSIVE; E406 TO E411, INCLUSIVE; E501 TO E510, INCLUSIVE; E600 TO E602, INCLUSIVE; E604; E606; E607; E609; E611; E701; E702; E704; E707; E708; E710; E801 TO E805, INCLUSIVE; E807 TO E810, INCLUSIVE; E902 TO E910, INCLUSIVE; E1001 TO E1010, INCLUSIVE; E1101 TO E1110, INCLUSIVE; E1201; E1204 TO E1207, INCLUSIVE; E1210; E1301 TO E1307, INCLUSIVE; E1310; E14 01 TO E1407, INCLUSIVE; E1410; E1411; E1501 TO 1503, INCLUSIVE; E1507; E1510; E1601; E1602; E1605; E1607; E1703; E1704; E1707; E1710; E1711; E1801; E1802; E1807; E1811; E1902; E2002; E2004; AND E2006.

UNOFFICIAL COPY

PARCEL 3:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2 FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS CREATED, DEFINED AND LIMITED IN INSTRUMENT RECORDED SEPTEMBER 15, 1994 AS DOCUMENT NO. 94807009 OVER AND ACROSS LAND AS THEREIN DESCRIBED AT EXHIBIT C THERETO, AS CONFIRMED BY CONFIRMATION OF DECLARATION OF COVENANTS AND EASEMENTS AND GRANT OF ADDITIONAL EASEMENT RECORDED OCTOBER 28, 2004 AS DOCUMENT 0430234060.

PARCEL 4:

TEMPORARY INGRESS AND EGRESS EASEMENT AND TEMPORARY SIGN EASEMENT IN FAVOR OF PARCELS 1 AND 2 AS GRANTED BY AGREEMENT FOR TEMPORARY INGRESS AND EGRESS AGREEMENT AND TEMPORARY SIGN EASEMENT RECORDED OCTOBER 28, 2004 AS DOCUMENT 0430234059.

COMMONLY KNOWN AS 9645-9685 WOODS DRIVE, SKOKIE, ILLINOIS. PERSONAL INDEX NUMBER 10-09304-025-0000 (affects land and other property)