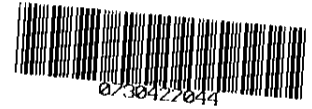


# UNOFFICIAL COPY



Doc#: 0730422044 Fee: \$18.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/31/2007 11:45 AM Pg: 1 of 4

**DOCUMENT PREPARED BY**

**AND RETURN TO:**

Contractors Lien Services, Inc.  
6315 N. Milwaukee Ave.  
Chicago, IL 60646  
773-594-9090  
773-594-9094 fax  
getpaid@paydaylien.com

**RELEASE OF LIEN CLAIM - INDIVIDUAL**

State of Illinois

SS. County of **Cook**

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF THE REGISTRAR OF TITLES IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.**

To: Registrar of **Cook** County

The claimant, Contractors Lien Services, Inc. , for discharge and release of record the following lien:

**Cezary Kucbor**

hereby directs you to

Date Filed: **05/30/2007** Recorder File Number: **0715050010**

Original Claim of Lien filed on the **05/30/2007** , in the amount of \$ **100,000.00** dollars, for the value of work, services, material or equipment, in accordance with **an implied contract** between claimant and **Natchez - Palmer LLC**

and or his/her agent thereof. The registered owner of the property upon which the lien was filed is

**Natchez - Palmer LLC**

said property being located in **Cook** County, Illinois, and being described as PIN:

**13 31 205 063 0000, 13 31 205 047 0000, 13 31 205 064 0000**

Owner of Record **Natchez - Palmer LLC**

Thursday, October 25, 2007

# UNOFFICIAL COPY

See attached Exhibit A for legal description of property.

The claim has been fully paid/satisfied and settled by all interested parties and forfeited by Contractors Lien Services, Inc. for claimant **Cezary Kucbor**, in the total amount of **\$218,880.99** in lien of **\$0.00** satisfies amount as full payment.

This the **25** day of **October, 2007**

Signed by: *Steven F. Boucher* Print Name/Title Steven F Boucher

State of Illinois  
SS. County of **Cook**

The foregoing instrument was acknowledged before me this **25** day of **October, 2007**

*Thomas Paul Beyer*  
Notary Public



# UNOFFICIAL COPY



Doc#: 0328136113  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 10/08/2003 09:19 AM Pg: 1 of 14

RECORDATION REQUESTED BY:  
ILLINOIS STATE BANK  
1301 Pyott Road, Ste. 100  
Lake in the Hills, IL 60156

WHEN RECORDED MAIL TO:  
ILLINOIS STATE BANK  
1301 Pyott Road, Ste. 100  
Lake in the Hills, IL 60156

FOR RECORDER'S USE ONLY

This Mortgage prepared by:  
ILLINOIS STATE BANK  
1301 Pyott Road, Ste. 100  
Lake in the Hills, IL 60156

## MORTGAGE

**MAXIMUM LIEN.** At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$2,500,000.00.

THIS MORTGAGE dated September 17, 2003, is made and executed between NATCHEZ-PALMER LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and ILLINOIS STATE BANK, whose address is 1301 Pyott Road, Ste. 100, Lake in the Hills, IL 60156 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures: all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of Illinois.

THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNERS DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AS A POINT ON THE EAST LINE OF LOT 4 AFORESAID 403.82 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG THE EAST LINE 512.87 FEET TO THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 62 DEGREES 46 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 3 AND 4, 168.71 FEET TO A LINE 150.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST ALONG SAID PARALLEL LINE 435.49 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST 150.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY OVER AND ACROSS PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNERS DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A

BOX 333-CT1

3076462 DL LHYNES 3

14

# UNOFFICIAL COPY

## MORTGAGE (Continued)

POINT ON THE EAST LINE OF SAID LOT 4, 386.82 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4, AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 37 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST A DISTANCE OF 615.3 FEET TO A POINT IN THE WEST LINE OF SAID LOT 3; THENCE NORTH 08 DEGREES 00 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 37.36 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST A DISTANCE OF 620.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. AS CREATED BY DECLARATION MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1977 KNOWN AS TRUST NUMBER 22942, AND RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24714685.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY OVER AND UPON THE NORTHERLY 15 FEET OF LOT 5 OF THE WEST GRAND AVENUE INDUSTRIAL DISTRICT SUBDIVISION MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF LYING SOUTHEASTERLY OF A POINT 425 FEET NORTHWESTERLY OF THE WEST LINE OF NATCHEZ AVENUE AS MEASURED ALONG THE NORTHERLY LINE OF LOT 5 AFORESAID (SAID POINT BEING APPROXIMATELY ON THE NORTHEASTERLY LINE EXTENDED, OF THE EASTERLY FACE OF THE ONE STORY BRICK BUILDING, AS NOW LOCATED ON LOT 5) AS CREATED IN THE INSTRUMENT DATED SEPTEMBER 23, 1929 AND RECORDED OCTOBER 14, 1929 AS DOCUMENT 10504952.

The Real Property or its address is commonly known as 2124-2200 North Natchez Avenue, Chicago, IL 60707. The Real Property tax identification number is 13-31-205-064, 13-31-205-063 & 13-31-205-047

**CROSS-COLLATERALIZATION.** In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower or any one or more of them whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**GRANTOR'S WAIVERS.** Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation