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0800316056

Doc#: 0800316056 Fee: \$15.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 01:40 PM Pg: 1 of 6

PARTIAL RELEASE DEED

QNT# 07-6215

KNOWN ALL MEN BY THESE PRESENTS, that COLE TAYLOR BANK, an Illinois Banking Association, for and in consideration of the payment of the sum of Ten and no/100 dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM unto:

Cole Taylor Bank, as Trustee under a Trust Agreement dated September 9, 2004, known as Trust No. 01-041196 of the County of Cook and the State of Illinois, all the right, title, interest, claim or demand whatsoever that it may have acquired in, through or by a certain Mortgage dated February 1, 2005 and recorded March 2, 2005 as Document No. 0506145145 and the Assignment of Rents dated February 1, 2005 recorded March 2, 2005 as document No. 0506145146; Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents dated February 10, 2006 recorded February 22, 2006 as document No. 0605334046; Second Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents dated November 27, 2006 and recorded December 12, 2006 as document No. 0634618101; UCC Financing Statement dated March 2nd, 2005 and recorded as document No. 0506145147 and UCC Financing Statement dated March 2nd, 2005 and recorded as document No. 0506145148 in the Office of Recorder of Deeds of Cook County, Illinois as to a portion of the premises therein described as follows, to wit:

(SEE ATTACHED EXHIBITS FOR LEGAL DESCRIPTION)

Property Address: (See attached for legal description) Cook County, Illinois.

Situated in the County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

This release is in no way to operate to discharge the lien of said Mortgage, Assignment of Rents, Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents, Second Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents and UCC Financing Statements upon any other of the premises described therein, but it is only to release the portion particularly above described and none other; and the remaining or unreleased portions of the premises in said Mortgage, Assignment of Rents, Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents, Second Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents and UCC Financing Statements is to remain as security for the payment of the indebtedness secured thereby and for the full performance of all covenants, conditions and obligations contained in said Mortgage, Assignment of Rents, Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents, Second Amendment to Construction Loan Agreement, Construction Mortgage and Loan Documents and UCC Financing Statements therein mentioned.

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IN WITNESS WHEREOF, the said Cole Taylor Bank has caused these presents to be signed by its Real Estate Banking Officer and attested by Loan Administrator and its corporate seal to be affixed this 18th day of December, 2007.

AFTER RECORDING MAIL TO:
 ZLATKO PEHAR & KRISTALEX
 3127 N BROADWAY
 CHICAGO IL 60657

COLE TAYLOR BANK

An Illinois Banking Corporation

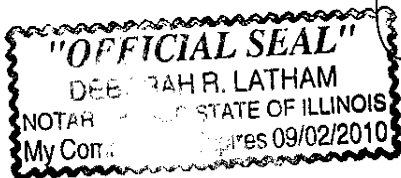
By: [Signature]
Its: Real Estate Banking Officer

ATTEST
By: [Signature]
Its: Loan Administrator

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Cathy Gregory and Demetress Scott personally known to me to be the same persons whose names are as Real Estate Banking Officer and Loan Administrator, respectively, of COLE TAYLOR BANK, an Illinois Banking Corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 18th day of December, 2007.



[Signature]
Notary Public

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LEGAL DESCRIPTION

UNIT 3001-2N IN THE GUNNISON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 10 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED April 05, 2007 AS DOCUMENT 0709560062, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

UNDERLYING PIN: 13-12-315-013-0000 (AFFECTS THE LAND AND OTHER PROPERTY)

COMMONLY KNOWN AS: 3001 W. GUNNISON ST., UNIT 2N, CHICAGO, IL 60625

GNT# 07-0215

Property of Cook County Clerk's Office

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GNT # 07-0217

Property at: 3001 W. Gunnison, Unit 1N**Permanent Index Number:** 13-12-315-013-0000**Legal Description**

UNIT 1N IN THE GUNNISON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1, 2, 3 AND THE EAST 10 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED APRIL 5, 2007 AS DOCUMENT 0709560062, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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GNT #07-0214

Property at: 3003 W. Gunnison, Unit 1S**Permanent Index Number: 13-12-315-013-0000****Legal Description**

UNIT 1S IN THE GUNNISON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1, 2, 3 AND THE EAST 10 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED APRIL 5, 2007 AS DOCUMENT 0709560062, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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FILE NUMBER: 07-0220

SCHEDULE A CONTINUED PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT 3003-2S IN THE GUNNISON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 10 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED April 05, 2007 AS DOCUMENT 0709560002, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNDERLYING PIN: 13-12-315-013-0000 (AFFECTS THE LAND AND OTHER PROPERTY)

COMMONLY KNOWN AS: 3003 W. GUNNISON ST, UNIT 2S, CHICAGO, IL 60625.