

UNOFFICIAL COPY



0800811144

34.00

Doc#: 0800811144 Fee: ~~25.00~~
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2008 02:57 PM Pg: 1 of 6

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

Fifth Third Bank (Chicago), for and in consideration of the partial repayment of the indebtedness secured by the Mortgage hereinafter described and the payment of the sum of Ten Dollars, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto Six Corners, LLC and Chicago Klee Development, L.L.C., as applicable, all the right, title, interest, claim or demand whatsoever we may have acquired in, through or by (i) that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated January 14, 2001, and recorded in the Recorder's Office of Cook County, Illinois as Document No. 0502604071 and re-recorded on March 1, 2005 as Document No. 0506016073; (ii) Modification of Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing and Other Security Documents recorded April 10, 2007 as Document No. 0710010100; (iii) Assignment of Leases and Rents recorded January 26, 2005 as Document No. 0502604074 and re-recorded March 1, 2005 as Document No. 0506016074; (iv) Financing Statement recorded January 26, 2005 as Document No. 0502604072, which relate to the premises therein described as follows, situated in the County of Cook, in State of Illinois, to wit:

[Legal description is attached hereto and made a part hereof]

Permanent Real Estate Index Numbers: 13-16-431-008; 13-16-431-009; 13-16-431-010;
13-16-431-011; 13-16-431-021; 13-16-431-022;
13-16-431-028

Property Address: 4001-4021 N. Milwaukee Avenue
Chicago, Illinois 60641

** This instrument is a Partial Release conveying only that interest set forth herein and shall in no way be deemed to release any security or collateral other than that set forth herein, together with all the appurtenances and privileges thereunto belonging or appertaining.

6
SK9

FIRST AMERICAN TITLE
ORDER #

MTC 276535
3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

Units 201, 202, 204, 205, 206, 301, 302, 405, 306, 402, 416 and 504 in Klee Plaza at Six Corners Condominium as delineated on the survey attached as Exhibit C to the Declaration of Condominium Ownership for Klee Plaza at Six Corners Condominium made by Six Corners, LLC which Declaration was recorded on July 16, 2007 with the Recorder of Cook County, Illinois as Document Number 0719717024, as amended from time to time, together with their undivided percentage interests in the common elements of said condominium in the following described parcel of real estate:

Condominium Parcel 1

(Upper Limit 34.18 C. C. D. No Lower Limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying below the horizontal plane having an elevation of 34.18 feet Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Beginning at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence South 00°00'00" West, 110.03 feet along said East line and along Lots 13, 12 and part of Lot 11 in said E. C. Dickinson's Milwaukee Avenue Subdivision to a point 9.00 feet South of the Northeast corner of Lot 11 aforesaid; thence North 89°56'32" West, 65.84 feet; thence South 40°41'07" West, 26.03 feet; thence South 24°36'31" East, 33.03 feet; thence North 40°41'07" East, 4.99 feet; thence South 89°29'18" East, 65.81 feet, along the South line of a vacated 16 foot wide alley to the Northeast corner of Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3; thence South 00°00'00" West, 153.04 feet along East line of Lots 1, 2 and 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the South corner of said Lot 1; thence North 49°17'16" West, 280.10 feet along the Southwesterly line of Lots 1 to 8 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the Northwest corner of said Lot 8; thence North 40°41'07" East, 125.00 feet along the Northwesterly line of said Lot 8 to the Northeast corner aforesaid; thence North 20°06'52" East, 16.94 feet; thence North 00°00'00" West, 17.30 feet along the West line of said Lot 14; thence South 89°29'18" East, 41.17 feet along a line 4.00 feet South of the North line of said Lot 14; thence South 00°00'00" West, 48.54 feet; thence South 89°29'18" East, 22.00 feet; thence North 00°00'00" East, 48.54 feet to a line 4.00 feet South of the North line of said Lot 14; thence South 89°29'18" East, 61.83 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 2

(Upper limit 50.31 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document #

UNOFFICIAL COPY

4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North $49^{\circ}17'16''$ West, 133.89 feet along the Southwesterly line of Lots 1, 2 and part Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the point of beginning; thence North $40^{\circ}42'44''$ East, 40.00 feet; thence South $49^{\circ}17'16''$ East, 1.75 feet; thence North $40^{\circ}42'44''$ East, 8.75 feet; thence North $49^{\circ}17'16''$ West, 16.75 feet; thence South $40^{\circ}42'44''$ West, 48.75 feet to the Southwesterly line of said Lot 3; thence South $49^{\circ}17'16''$ East, 15.00 feet along the Southwesterly of Lot 3 in said E. C. Dickinson's Milwaukee Subdivision, to the point of beginning, in Cook County, Illinois.

Condominium Parcel 3

(Upper limit 51.33 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows:

Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North $49^{\circ}17'16''$ West, 205.85 feet along the Southwesterly line of Lots 1 to 5 and part of Lot 6 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3; thence North $40^{\circ}42'44''$ East, 25.95 feet to the point of beginning; thence North $49^{\circ}17'16''$ West, 18.91 feet; thence North $40^{\circ}42'44''$ East, 8.50 feet; thence South $49^{\circ}17'16''$ East, 18.91 feet; thence South $40^{\circ}42'44''$ West, 8.50 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 4

(Upper limit 50.31 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North $00^{\circ}00'00''$ East, 141.79 feet along the East line of Lots 1, 2 and part of Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the point of beginning; thence South $89^{\circ}55'29''$ West, 26.00 feet; thence North $00^{\circ}00'00''$ East, 11.52 feet to the South line of a vacated 16 foot wide alley; thence North $89^{\circ}55'29''$ East, 26.00 feet along the South line aforesaid to the East line of said Lot 3; thence South $00^{\circ}00'00''$ West, 11.25 feet along the East line of said Lot 3 to the point to the point of beginning, in Cook County, Illinois.

UNOFFICIAL COPY

Condominium Parcel 5

(Lower limit 34.18 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence North 89°29'18" West, 40.33 feet along a line 4.00 feet South of the North line of Lot 14 aforesaid to the point of beginning; thence continuing North 89°29'18" West, 21.50 feet along a line 4.00 feet South of the North line of said Lot 14; thence South 00°00'00" West, 14.00 feet; thence South 89°29'18" East, 21.50 feet; thence North 00°00'00" East, 14.00 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 5A

Inclined plane (Lower limit 34.18 to 25.80 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above a slanted plane defined by the hereinafter described points "A", "B" and "C" and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence North 89°29'18" West, 61.83 feet along a line 4.00 feet South of the North line of Lot 14 aforesaid to the point of beginning being also point "A" which has an elevation of +34.18 feet above Chicago city datum; thence continuing North 89°29'18" West, 22.00 feet along a line 4.00 feet South of the North line of said Lot 14 to point "B" which has an elevation of +34.18 feet above Chicago city datum; thence south 00°00'00" west, 48.54 feet horizontally to point "C" which has an elevation of +25.80 feet above Chicago city datum; thence South 89°29'18" East, 22.00 feet; thence North 00°00'00" East, 48.54 feet to the point of beginning, in Cook County, Illinois.

Part of Condominium Parcel 6

Lower limit 50.31 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Beginning at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North 49°17'16" West, 148.89 feet along the Southwesterly line of Lots 1 to 3 in said E. C. Dickinson's Milwaukee Subdivision; thence North 40°42'44" East, 62.23 feet;

UNOFFICIAL COPY

thence South 49°17'16" East, 45.43 feet; thence North 00°00'00" East, 38.72 feet to the South line of a vacated alley; thence South 89°29'18" East, 37.83 feet along the South line aforesaid to the East line of said Lot 3; thence South 00°00'00" West, 153.04 feet along the East line of said Lots 1, 2 and 3 to point of beginning, in Cook County, Illinois.

Also

Lower limit 51.33 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 51.33 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North 49°17'16" West, 148.89 feet along the Southwesterly line of Lots 1 to 3 in said E. C. Dickinson's Milwaukee Subdivision to the point of beginning; Thence continuing North 49°17'16" West, 131.21 feet along the Southwesterly line of Lots 1 to 8 in said E. C. Dickinson's Milwaukee Subdivision to the northwest corner of lot 8; thence North 40°41'07" East, 66.00 feet along the northerly line of lot 8; thence South 49°17'16" East 131.24 feet; thence South 40°42'44" West 66.00 feet to the point of beginning; in Cook County, Illinois.

Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Fifth Third Bank (Chicago) has caused these presents to be signed by its Vice President this 13 day of November, 2007.

FIFTH THIRD BANK (CHICAGO)

By: *Thomas W O'Connell*
Name: THOMAS W. O'CONNELL
Its: Vice President

ATTEST:

Larry Young
Name: LARRY YOUNG
Title: VICE PRESIDENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, does hereby certify that THOMAS O'CONNELL, Vice President of Fifth Third Bank (Chicago), and LARRY YOUNG, VICE PRESIDENT of said banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and VICE PRESIDENT, personally appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, 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 this 13 day of November, 2007.

Merijo I. Swire
Notary Public

This instrument was prepared by and mail to:

Fifth Third Bank (Chicago)
233 South Wacker Drive
Suite 400
Chicago, Illinois 60606

