



Doc#: 0803241024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2008 09:46 AM Pg: 1 of 3

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

2076292
tmn mtz ①

PARTIAL RELEASE DEED

M.G.R. TITLE

KNOW ALL MEN BY THESE PRESENTS, THAT AMTRUST BANK FOMERLY KNOWN AS OHIO SAVINGS BANK, a federal savings bank, does hereby RELEASE, CONVEY AND QUIT CLAIM unto **CHICAGO UNIVERSITY COMMONS, LLC** all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in, through or by the DOCUMENTS listed below, each filed for record in the Recorder's Office of Cook County in the State of Illinois, encumbering those premises situated in Cook County, in the State of Illinois, described in EXHIBIT "A" attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining:

<u>DOCUMENT NAME</u>	<u>DATE OF FILING</u>	<u>DOCUMENT NUMBER</u>
Mortgage	February 2, 2004	0403331017
Modification of Mortgage	April 4, 2006	0609431031
Assignment of Rents	February 2, 2004	0403331018
UCC Financing Statement	February 2, 2004	0403331019
Modification	May 14, 2004	0413542175
Modification	February 7, 2005	0503802438
Agreement	April 5, 2005	0509514230
Agreement	April 24, 2006	0611418028


THIS IS A PARTIAL RELEASE DEED and shall not adversely affect the enforceability, validity, or priority of the documents listed above and the liens and security interests created thereby with respect to the real estate and other rights and property described in the documents listed above not specifically described in Exhibit "A" attached hereto.

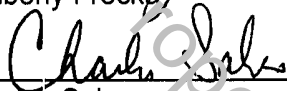
UNOFFICIAL COPY

IN WITNESS WHEREOF, AMTRUST BANK FORMERLY KNOWN AS OHIO SAVINGS BANK has caused these presents to be signed by its authorized signatory as of January 11, 2008.


Signed and Delivered
in the Presence of:

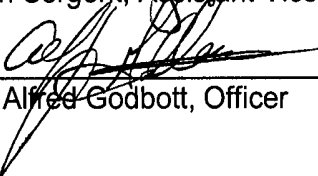
AMTRUST BANK



Kimberly Frecka


Charles Salvo

By: 

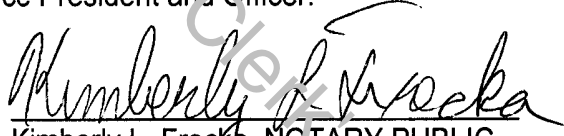
Keith Sergent, Assistant Vice President
By: 

Alfred Godbott, Officer

STATE OF OHIO

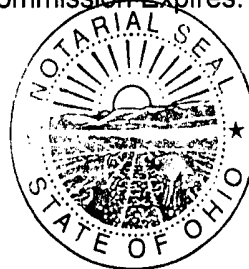
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on this 10th day of January, 2008 personally appeared the above-named Keith Sergent, the Assistant Vice President of AMTRUST BANK FORMERLY KNOWN AS OHIO SAVINGS BANK, and Alfred Godbott, the Officer of AMTRUST BANK FORMERLY KNOWN AS OHIO SAVINGS BANK personally known to me, who acknowledged to me that they did sign the foregoing instrument of behalf of said bank and that the same was the free act and deed of said Bank and their free act and deed, individually and as such Assistant Vice President and Officer.



Kimberly L. Frecka, NOTARY PUBLIC
State of Ohio, County of Lake
My Commission Expires: September 27, 2011

This instrument was prepared by and return to:
Commercial & Construction Lending Division
AmTrust Bank Bank
1801 East Ninth Street
Cleveland, OH 44114
Mailcode: OH99-0205



KIMBERLY L. FRECKA
Notary Public, State of Ohio
Lake County
My Commission Expires
September 27, 2011

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

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 204 AND GU-12 IN THE UNIVERSITY COMMONS V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 94 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKEY, A RESUBDIVISION IN THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS.

(EXCEPT THE NORTH 56.67 FEET OF THE SOUGH 91.19 FEET OF LOT 94 LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 52.92 CHICAGO CITY DATUM).

ALSO THE SOUTH HALF OF ALL THAT PART ON AN EAST-WEST PUBLIC ALLEY HAVING A WIDTH OF 48.30 FEET AT THE EAST LINE OF SOUTH RACINE AVENUE AND A WIDTH OF 48.33 FEET AT THE WEST LINE OF SOUTH AVERDEEN STREET, SAID ALLEY BEING THE FIRST ALLEY SOUTH OF WEST 14TH PLACE AND DESCRIBED AS FOLLOWS: LYING SOUTH OF THE SOUTH LINES OF LOTS 1 THROUGH 15, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINES OF LOTS 94 THROUGH 108, BOTH INCLUSIVE LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF LOT 108 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 15 TO THE NORTHEAST CORNER OF LOT 94, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM REOCREDE AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STROAGE SPACE S-37, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME.

P.I.N. 17-20-225-025-000 THROUGH 17-20-225-039-0000 INCLUSIVE

PIN #: 17-20-225-025 THRU 039

Commonly known as: 1150 W. 15TH ST., UNIT 204/GU 12
Chicago, Illinois 60608

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TOT THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.