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Doc#: 0804518034 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/14/2008 11:30 AM Pg: 1 of 4

This Instrument Was Prepared by
And after recording return to:

Lawrence M. Gritton
LAWRENCE M. GRITTON LTD.
400 West Huron
Chicago, Illinois 60610

NO1071430 3 8 3 52

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT SMITHFIELD PROPERTIES FINANCING GROUP LLC, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60610 ("**Mortgagee**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto **SMITHFIELD PROPERTIES XXVII, L.L.C.**, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60610 ("**Mortgagor**"), and its successors and/or assigns, all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by that certain Mortgage dated as of September 26, 2007 and recorded on October 12, 2007 with the Cook County Recorder of Deeds as Document No. 0728509050, and any modifications thereto ("**Mortgage**"), made by Mortgagor to Mortgagee ONLY with respect to the property described in **Exhibit A** attached hereto, which instrument was delivered to secure a Promissory Note of even date therewith, and any modification thereto, in the original principal amount of \$2,000,000.00 made by Mortgagor to Mortgagee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien of the Mortgage only as to the property herein described in said **Exhibit A**, and that nothing herein shall be construed to waive, affect, release or impair the validity of the lien of the Mortgage as to any other property described therein.

[Remainder of this page intentionally blank - signature page follows]

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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IN TESTIMONY WHEREOF, Mortgagee has caused these presents to be executed this _____ day of January, 2008.

SMITHFIELD PROPERTIES FINANCING GROUP LLC

By: _____
Name: W. Harris Smith
Its: President of its Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that W. Harris Smith, as President of the Manager of Smithfield Properties Financing Group LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of such Manager of such Company, appeared before me this day in person and 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 Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of January, 2008.

Notary Public

My commission expires: 12/07/09



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

PARCEL 1007-1

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.01 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°50'09" WEST, ALONG THE SOUTH LINE THEREOF, 14.32 FEET; THENCE NORTH 00°01'14" EAST, 24.39 FEET; THENCE SOUTH 89°58'46" EAST, 0.89 FEET; THENCE NORTH 00°01'14" EAST, 26.45 FEET; THENCE NORTH 89°58'46" WEST, 47.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'46" WEST, 28.67 FEET; THENCE SOUTH 00°01'14" WEST, 43.71 FEET; THENCE SOUTH 89°58'46" EAST, 28.67 FEET; THENCE NORTH 00°01'14" EAST, 43.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,253 SQUARE FEET OR 0.0288 ACRES, MORE OR LESS.

PARCEL 1007-4

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°04'22" WEST, ALONG THE EAST LINE THEREOF, 23.51 FEET; THENCE NORTH 89°58'46" WEST, 14.28 FEET; THENCE NORTH 00°01'14" EAST, 21.83 FEET; THENCE NORTH 89°58'46" WEST, 46.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'46" WEST, 28.67 FEET; THENCE SOUTH 00°01'14" WEST, 38.17 FEET; THENCE SOUTH 89°58'46" EAST, 28.67 FEET; THENCE NORTH 00°01'14" EAST, 38.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,094 SQUARE FEET OR 0.0251 ACRES, MORE OR LESS.

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PARCEL B

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1003-1021 N. DEARBORN TOWNHOMES RECORDED JANUARY 14, 2008 AS DOCUMENT NUMBER 0801434099 FOR SUPPORT, PARTY WALLS, UTILITIES, ENCROACHMENTS, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED THEREIN ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18TH, 2006 AS DOCUMENT NUMBER 0629110005, AND AMENDED BY AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NUMBER 0716609095 FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE CONDOMINIUM GARAGE, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

PINS: 17-04-424-009 AND 17-04-424-010 (AFFECTS UNDERLYING LAND AND OTHER PROPERTY); 17-04-424-054 (WHEN FIRST BILLED)

ADDRESS 1007 N. DEARBORN, CHICAGO, IL 60610