

Doc#: 0805941068 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/28/2008 11:01 AM Pg: 1 of 3

STATE OF OHIO )
COUNTY OF CUYAHOGA )

2076752 MIC PARTIAL RELEASE DEED

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:

DOCUMENT NAME	DATE OF FILING	DOCUMENT NUMBER
Mortgage	February 2. 2004	0403331017
Modification of Mortgage	April 4, 2005	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.

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## **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 February 4, 2008.

Signed and Delivered in the Presence of:

AMTRUST BANK

Kimberly Frecka/

Charles Salvo

By: Keith Sergent, Assistant Vice President

By: Alfred Godbott Office

STATE OF OHIO

**COUNTY OF LAKE** 

Before me, a Notary Public in and for said County and State, on this 4<sup>th</sup> day of February, 2008 personally appeared the above-named Keith Sergent, the Assistant Vice President of AMTRUST BANK FORMERLY KNOWN AS OFIC 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 ine 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."

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## **UNOFFICIAL COPY**

# EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 106 AND GU-13 IN THE UNIVERSITY COMMONS V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESRIBED PROPERTY:

LOTS 94 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKEY, A RESUBDIVISION IN THE NORTHEAST 1/4 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 14<sup>TH</sup> 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 ELEMEN (S.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STROAGE SPACE S-6, 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. 15<sup>TH</sup> ST., UNIT 106/GU 13

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.