

# UNOFFICIAL COPY

**This instrument was prepared by:**

Heritage Community Bank  
Commercial Loan Department  
17926 S. Halsted Street  
Homewood, IL 60425



Doc#: 0812747003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/06/2008 08:29 AM Pg: 1 of 3

**Please return the recorded document to:**

3FJ Construction Company, Inc  
4801 S Ashland Ave  
Chicago, IL 60609

## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Heritage Community Bank, the party secured in and by a certain Mortgage and (2) Modifications (described below) does hereby acknowledge payment and satisfaction of the moneys in and by the said deed secured and, in consideration thereof does hereby forever release and discharge the same, and does hereby Quit-Claim all right in and to the premises therein described or conveyed.

**MORTGAGE TO:** Heritage Community Bank, City of Glenwood, in the County of Cook, in the State of IL  
**EXECUTED BY:** 3FJ Construction Company, Inc, Mortgagor(s)  
**MORTGAGE DATED:** 28<sup>th</sup> day of March, 2005  
**RECORDED IN:** The Recorder's office of Cook County, in the State of Illinois  
**RECORDED ON:** 31st day of March, 2005 as Document Number(s)  
0509033182, 061155300 and 0711657101

**PROPERTY CODE:** 14-20-323-037-0000 and 14-20-323-039-0000  
**PROPERTY ADDRESS:** 1217-1225 W Henderson Street, Chicago, IL 60657  
**LEGAL DESCRIPTION:** See attached

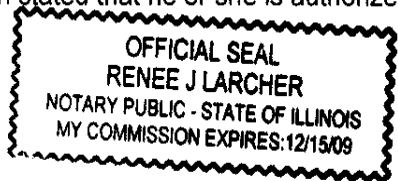
IN WITNESS WHEREOF, Heritage Community Bank, has caused these presents to be authorized by its Vice President and attested to by its Commercial Documentation Specialist, on April 18, 2008.

BY: Lori Moseley  
Lori Moseley, Sr. Vice President

ATTEST: Angela Dowell-Lott  
Angela Dowell-Lott, Commercial Documentation Specialist

State of ILLINOIS )  
County of COOK ) SS

On this 28<sup>th</sup> day of April, 2008 before me, the undersigned Notary Public, personally appeared Lori Moseley and known to me to be the Sr. Vice President, authorized agent for the Heritage Community Bank (referred to as "HCB") that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by HCB through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.



Angela Dowell-Lott  
Notary Public

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

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 LOAN POLICY (1992)

**SCHEDULE A (CONTINUED)**

POLICY NO.: 1401 008264752 02

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THE WEST 96.0 FEET OF THE FOLLOWING 2 PARCELS TAKEN AS A TRACT:

PARCEL 1:

THE SOUTHWESTERLY 300 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES OF A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 654 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 10 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR'S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457, (EXCEPT FROM SAID SOUTHWESTERLY 300 FEET, THAT PART LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 7 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 18, 19 AND 20 IN BLOCK 7 OF WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY ACCESS EASEMENT AGREEMENT RECORDED AUGUST 13, 2004 AS DOCUMENT 0422601191 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHWESTERLY 300 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES OF A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET

(SEE ATTACHED)

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

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CHICAGO TITLE INSURANCE COMPANY  
LOAN POLICY (1992)**SCHEDULE A (CONTINUED)**

1401 008264752 D2

TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 654 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 60 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR'S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457, (EXCEPT FROM SAID SOUTHWESTERLY 300 FEET, THAT PART LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 7 AND EXCEPT THAT PART OF SAID SOUTHWESTERLY 300 FEET LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BLOCK 7 IN WILLIAM J GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**