

# UNOFFICIAL COPY



0815431123

THIS DOCUMENT PREPARED  
BY AND AFTER RECORDING  
RETURN TO:

Doc#: 0815431123 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2008 01:22 PM Pg: 1 of 4

Steven H. Blumenthal  
Much Shelist  
191 N. Wacker Drive  
Suite 1800  
Chicago, Illinois 60606

## PARTIAL RELEASE OF MORTGAGE

OSCOUSE/MNW  
NOW ALL MEN BY THESE PRESENTS, THAT **SUSAN HAERR ZUCKER**, an individual, (hereinafter referred to as "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, do hereby remise, convey, release and quit claim unto **AGORA MICHIGAN AVENUE LLC**, an Illinois limited liability company, (hereinafter referred to as "Mortgagor"), all of Mortgagee's right, title, interest, claim or demand they may have acquired in, through or by that certain Mortgage dated **March 21, 2006**, and recorded on **March 23, 2006** with the Cook County Recorder of Deeds, as Document Number **0608233173** which encumbers the real estate described in Exhibit A, and any modification thereto, made by Mortgagor to Mortgagee and any modification or Rider thereto, in the original principal amount of **THREE MILLION FIVE HUNDRED AND NO/100 (\$3,500,000.00) DOLLARS**, made by Mortgagor to Mortgagee.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A:

UNIT 406 AND LP.26, IN MOTOR ROW LOFTS AT 2301 – 2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172:

ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23<sup>RD</sup> STREET, SOUTH INDIANA AVENUE AND EAST 24<sup>TH</sup> STREET, CONNECTING THE SECOND (2<sup>ND</sup>), THIRD (3<sup>RD</sup>), FOURTH (4<sup>TH</sup>) AND FIFTH (5<sup>TH</sup>) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

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PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH ½ OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELA, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008, AS DOCUMENT NUMBER 0811922075.

Pin - 17-27-110-001,002,003

Address - 2303 S. Michigan Ave,  
Unit 406, Chicago, IL