

# UNOFFICIAL COPY

Prepared by, and when  
recorded, return to:

TenRock Capital LLC  
1512 Palisade Avenue, Suite 10J  
Fort Lee, New Jersey 07024

54473 / of 1



Doc#: 0824931066 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2008 12:18 PM Pg: 1 of 4

## PARTIAL RELEASE OF MORTGAGE

For Ten Dollars (\$10.00) and other good and valuable consideration, TENROCK CAPITAL LLC, a Delaware limited liability company ("Mortgagee") hereby releases the real estate ("Real Estate") located in Cook County, Illinois which is legally described in **Exhibit "A"** attached hereto, from the lien of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement ("Mortgage") dated August 6, 2007 and recorded on August 21, 2007 with the Recorder of Deeds of Cook County, Illinois, as Document No. 0723344005, made by 7100 S. Rhodes LLC, an Illinois limited liability company ("Mortgagor") to Mortgagee.

Tax Identification No.: 20-27-202-018 (affects underlying land)-**Unit 314**

This is a Partial Release. This instrument releases only the Real Estate from the lien of the Mortgage. Except as provided herein, the Mortgage remains in full force and effect and any other property covered by the Mortgage remains so encumbered.

IN WITNESS WHEREOF, Mortgagee has caused this Partial Release to be signed as of the 23rd day of August, 2007.

TENROCK CAPITAL LLC, a Delaware limited  
Liability Company

By 

David H. Katz

Its Co-Managing Member

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

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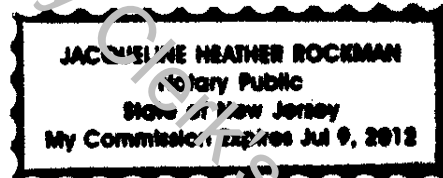
STATE OF NEW JERSEY   )  
                                           ) SS  
 COUNTY OF BERGEN)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID H. KATZ, who is personally known to me to be the Co-Managing Member of TENROCK CAPITAL LLC, a Delaware limited liability company ("Mortgagee") and who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Co-Managing Member of the Mortgagee, he signed and delivered the said instrument pursuant to authority given by members of the Mortgagee as his free and voluntary act, and as the free and voluntary act of said Mortgagee for the uses and purposes therein set forth.

Given under my hand and seal this 2nd day of September, 2008.

*Jacqueline Heather Rockman*  
 Jacqueline Heather Rockman,  
 Notary Public

Commission Expires: July 9, 2012



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## EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1: UNIT 314 IN THE 7100 SOUTH RHODES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 4 BOTH INCLUSIVE, IN BLOCK 2 IN WALTER S. DRAY'S ADDITION TO PARK MANOR (EXCEPT THAT PART OF SAID LOTS LYING BELOW AN ELEVATION OF 23.23' (CITY OF CHICAGO DATUM) OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 3 AND 4 (SAID LINE ALSO BEING THE WEST WALL OF A BRICK BUILDING), 38.07 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE, 43.90 FEET TO A POINT ON A EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 6.94 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE, 36.30 FEET TO A POINT ON THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 6.70 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE, 19.20 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS EAST, ALONG SAID FACE, 27.14 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE AND EASTERLY EXTENSION THEREOF, 24.31 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 00 DEGREES 03 MINUTES 48 SECONDS EAST, ALONG SAID FACE, 82.38 FEET TO A BUILDING CORNER; THENCE NORTH 45 DEGREES 24 MINUTES 43 SECONDS WEST, ALONG THE NORTHEAST FACE OF AN EXTERIOR WALL, 8.40 FEET TO A BUILDING CORNER; THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST, ALONG THE NORTH FACE OF AN EXTERIOR WALL, 110.78 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 17.52 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG SAID FACE, 0.30 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 17.62 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG SAID FACE, 6.74 FEET TO THE AFORESAID WEST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, 26.38 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THAT PART OF SAID LOTS 1 TO 4 LYING BELOW AN ELEVATION OF 13.40' (CITY OF CHICAGO DATUM) OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 3 AND 4 (SAID LINE ALSO BEING THE WEST WALL OF A BRICK BUILDING), 38.07 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE, 43.90 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 6.94 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID FACE, 36.30 FEET TO A POINT ON THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS EAST

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ALONG SAID FACE, 7.75 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL AND A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 18.15 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 26.30 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG SAID FACE, 18.15 FEET TO A POINT ON AN AFORESAID WEST FACE OF AN EXTERIOR WALL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID FACE, 26.30 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM SAID SECOND TRACT EXCEPTION, THE EAST 4.33 FEET OF THE SOUTH 4.31 FEET LYING ABOVE AN ELEVATION OF 11.21 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 13.40 FEET (CITY OF CHICAGO DATUM); ALL IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723315059 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT DATED AUGUST 6, 2007 AND RECORDED AUGUST 21, 2007 AS DOCUMENT NUMBER 0723331025 MADE BY 7100 S. RHODES LLC.

PIN: 20-27-202-018 (AFFECTS UNDERLYING LAND)