

# UNOFFICIAL COPY



## PARTIAL RELEASE DEED

Doc#: 0825211118 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2008 12:17 PM Pg: 1 of 4

KNOWN ALL MEN BY THESE PRESENTS, that COLE TAYLOR BANK, an Illinois Banking Association, for and in consideration of the payment of the sum of Ten and no/100 dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM unto:

**Trafalgar Square Condominium, LLC**, an Illinois limited liability company, all the right, title, interest, claim or demand whatsoever that it may have acquired in, through or by a certain **Mortgage and Security Agreement** dated July 28, 2005 and recorded July 29, 2005 as Document No. 0521003125 and the **Assignment of Rents and Leases** dated July 28, 2005 and recorded July 29, 2005 as document No. 0521003126; **Condominium Declaration** dated March 22, 2007 and recorded March 29, 2007 as document No. 0708815101; **Amendment Condo Declaration** dated April 5, 2007 and recorded April 12, 2007 as document No. 0710209097 in the Office of Recorder of Deeds of Cook County, Illinois as to a portion of the premises therein described as follows, to wit:

**(SEE ATTACHED EXHIBITS FOR LEGAL DESCRIPTION)**

Property Address: (See attached for legal description) Cook County, Illinois.

Situated in the County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

This release is in no way to operate to discharge the lien of said Construction Mortgage and Collateral Assignment of Rents and Leases upon any other of the premises described therein, but it is only to release the portion particularly above described and none other; and the remaining or unreleased portions of the premises in said Construction Mortgage and Collateral Assignment of Rents and Leases described is to remain as security for the payment of the indebtedness secured thereby and for the full performance of all covenants, conditions and obligations contained in said Construction Mortgage and Collateral Assignment of Rents and Leases therein mentioned.

IN WITNESS WHEREOF, the said Cole Taylor Bank has caused these presents to be signed by its Real Estate Banking Officer and attested by Senior Loan Administrator and its corporate seal to be affixed this 27<sup>th</sup> day of August, 2007.

### COLE TAYLOR BANK

An Illinois Banking Corporation

By: [Signature]  
Its: Real Estate Banking Officer

ATTEST:

By: [Signature]  
Its: Senior Loan Administrator

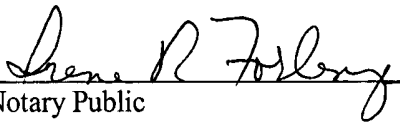
**AFTER RECORDING MAIL TO:**  
**DISILVESTRO & ASSOCIATES**  
**ATTN: JOANN FONTANA-MUELER**  
**5231 NORTH HARLEM AVENUE**  
**CHICAGO, ILLINOIS 60656**

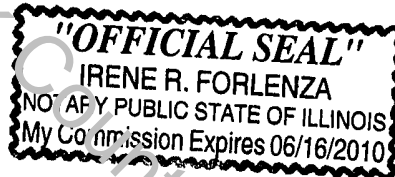
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STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Janet Miller and Carole Dansky personally known to me to be the same persons whose names are as Real Estate Banking Officer and Loan Administrator, respectively, of COLE TAYLOR BANK, an Illinois Banking Corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of August, 2007.

  
 Notary Public



**UNOFFICIAL COPY****EXHIBIT "A"****Legal Description**

PARCEL 1: UNIT NUMBER 413 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 5, 2007 AS DOCUMENT NUMBER 0715622009, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 0719115121 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-103 AND STORAGE SPACE S-103 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

P.I.N.: 10-20-121-038-0000 and 10-20-121-039-0000  
(Affects underlying land)

c/k/a: Unit 413, 8300 Concord Drive, Morton Grove, Illinois 60053

**EXHIBIT "A"**  
**UNOFFICIAL COPY**  
Legal Description

PARCEL 1: UNIT NUMBER 614 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 5, 2007 AS DOCUMENT NUMBER 0715622009, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 0719115121 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-69 AND STORAGE SPACE S-69 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

P.I.N.: 10-20-121-038-0000 and 10-20-121-039-0000  
(Affects underlying land)

c/k/a: Unit 614, 8300 Concord Drive, Morton Grove, Illinois 60053