

# UNOFFICIAL COPY



## PARTIAL RELEASE DEED

Doc#: 0909833154 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2009 01:47 PM Pg: 1 of 3

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:

1425-27 W. Grand, L.L.C. 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 May 8, 2007 and recorded May 9, 2007 as Document No. 0712931027 and the Assignment of Rents and of Lessor's Interest in Leases dated May 8, 2007 and recorded May 9 2007, 2004 as document No. 0712931028; in the Office of Recorder of Deeds of Cook County, Illinois as to a portion of the premises therein described as follows, to wit:

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 Mortgage and Security Agreement and Assignment of Rents and of Lessor's Interest in 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 Mortgage and Security Agreement and Assignment of Rents and of Lessor's Interest in 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 Mortgage and Security Agreement and Assignment of Rents and of Lessor's Interest in Leases therein mentioned.

IN WITNESS WHEREOF, the said Cole Taylor Bank has caused these presents to be signed by its Assistant Vice President and attested by Construction Loan Specialist and its corporate seal to be affixed this 19<sup>th</sup> day of February, 2009.

AC0807324 da QB

AFTER RECORDING MAIL TO:  
1425-27 W GRAND, LLC.  
1753 TRIPP  
CHICAGO, IL 60639

### COLE TAYLOR BANK

An Illinois Banking Corporation

By: Caitlin Adams  
Its: Assistant Vice President

### ATTEST:

By: Gloria Favelo  
Its: Construction Loan Specialist

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Box 400-CTCC

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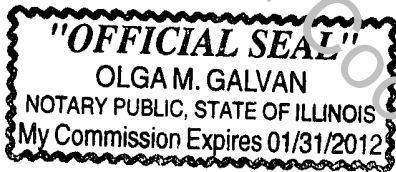
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Cathleen Adams and Gloria Favela personally known to me to be the same persons whose names are as Assistant Vice President and Construction Loan Specialist, 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 19<sup>th</sup> day of February 2009.

(Seal)

*Olga M. Galvan*  
\_\_\_\_\_  
Notary Public



*Prepared By:  
Cole Taylor Bank  
225 W. Washington  
Chicago, IL 60606-3486  
attn: Olga Galvan*

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 AC0807324 FSA  
STREET ADDRESS: 1425 W. GRAND AVENUE, UNIT 1E  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER:

P-9 & P-10

**LEGAL DESCRIPTION:**

PARCEL 1:

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UNIT 1425-1E IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-9 AND P-10 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.

*Tax No. 17-08-131-021-0000  
17-08-131-022-0000  
17-08-131-043-0000  
17-08-131-044-0000*