

# UNOFFICIAL COPY

## PARTIAL RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)



Doc#: 0922405063 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2009 10:25 AM Pg: 1 of 4

Doc 6 360

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

Loan # 227007  
Branch 152/CRE

KNOW ALL MEN BY THESE PRESENTS, That **MB Financial Bank, N.A.**, a National Banking Association, of the County of Cook and State of Illinois, for and in consideration of the partial payment of the indebtedness secured by the **Mortgage; Assignment of Rents; Security Interest; and Loan Modification**, herein after described, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto **Wellington Square, LLC**, heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the Bank may have acquired in, through or by a certain **Mortgage; Assignment of Rents; Security Interest and Loan Modification**, bearing the date of **February 14, 2005; February 14, 2005, February 14, 2005, and June 6, 2006** respectively, and recorded in the Recorder's Office of Cook County, in the State of Illinois, on **February 28, 2005; February 28, 2005; March 31, 2005 and September 12, 2006**, as **Document No. 0505927003; Document No. 0505927004; Document No. 050802211; and Document No. 062555177**, respectively (Partial Release), as to the premises therein described as follows, situated in the County of Cook, in State of Illinois, to wit:

**Partial Release:**  
**See Attached for Legal Description**

\*\* This instrument is a Partial Release conveying only that interest set forth herein and shall in no way be deemed to release any security or collateral other that set forth herein, together with all the appurtenances and privileges thereunto belonging or appertaining.

**Permanent Real Estate Index Number(s): 13-25-119-001-0000 (Partial Release).**

045-1012

**Address (es) of premises: 2955 N. Kedzie, Unit 2 and S-11**

13-25-119-045-1012

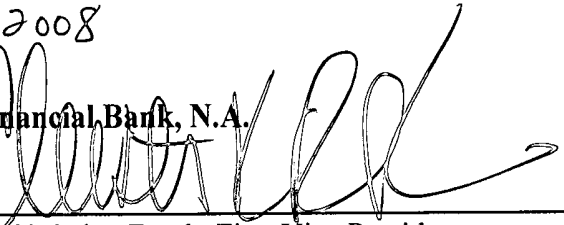
cliff  
4

# UNOFFICIAL COPY

Witness our hands, this 24<sup>th</sup> of JULY, 2008

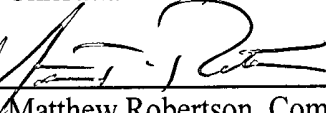
MB Financial Bank, N.A.

By:



Christina Frank, First Vice President

By:



Matthew Robertson, Commercial Banking Officer

Acknowledgements:

STATE OF ILLINOIS )

COUNTY OF )

COOK

ss.

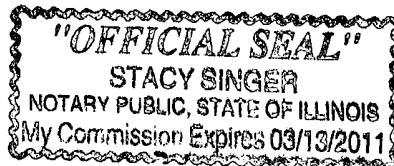
I, THE UNDERSIGNED, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Christina Frank, First Vice President of MB Financial Bank, N.A. and Matthew Robertson, Commercial Banking Officer of MB Financial Bank, N.A., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument, pursuant to authority given by the Board Directors of said corporation, 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 official seal this 24<sup>th</sup> day of July, 2008.

Notary Public



My Commission Expires: 3-13-11



LEGAL DESCRIPTION:

**UNOFFICIAL COPY**

PARCEL 1:

UNIT NUMBER 2955-2 IN THE 3147 WEST WELLINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
 LOTS 47 AND 48 IN BENTLEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING NON-CONDOMINIUM/COMMERCIAL PARCELS DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 47 AND 48 IN BENTLEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM/COMMERCIAL PARCEL LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +16.64 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +25.58 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH ALONG THE WEST LINE OF LOTS 47 AND 48 A DISTANCE OF 1.29 FEET; THENCE EAST AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 0.87 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 3 STORY BRICK BUILDING (COMMONLY KNOWN AS 2955-57 N. KEDZIE AVE.); THENCE EAST 0.45 FEET; THENCE NORTH 0.45 FEET; THENCE EAST 6.61 FEET; THENCE SOUTH 0.50 FEET; THENCE EAST 44.60 FEET; THENCE SOUTH 18.00 FEET; THENCE WEST 7.66 FEET; THENCE SOUTH 8.17 FEET; THENCE WEST 4.62 FEET; THENCE NORTH 6.11 FEET; THENCE WEST 0.57 FEET; THENCE SOUTH 6.11 FEET; THENCE WEST 3.00 FEET; THENCE NORTH 4.89 FEET; THENCE WEST 35.10 FEET; THENCE NORTH 0.30 FEET; THENCE WEST 0.75 FEET; THENCE NORTH 20.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 47 AND 48 IN BENTLEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM/COMMERCIAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH ALONG THE WEST LINE OF LOTS 47 AND 48 A DISTANCE OF 23.94 FEET; THENCE EAST AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.26 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 3 STORY BRICK BUILDING (COMMONLY KNOWN AS 2955-57 N. KEDZIE AVE.) AND LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +16.64 (CITY OF CHICAGO BENCHMARK DATUM); THENCE EAST 13.12 FEET TO A POINT LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +27.50 (CITY

(CONTINUED)

## LEGAL DESCRIPTION:

**UNOFFICIAL COPY**

OF CHICAGO BENCHMARK DATUM), THENCE CONTINUING EAST 6.88 FEET; THENCE SOUTH 3.60 FEET; THENCE WEST 6.88 FEET TO A POINT LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +27.80 (CITY OF CHICAGO BENCHMARK DATUM); THENCE CONTINUING WEST 13.12 FEET TO A POINT LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +16.64 (CITY OF CHICAGO BENCHMARK DATUM); THENCE NORTH 3.63 TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 47 AND 48 IN BENTLEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM/COMMERCIAL PARCEL LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +16.64 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +25.21 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 47; THENCE NORTH ALONG THE WEST LINE OF LOTS 47 AND 48, A DISTANCE OF 1.58 FEET; THENCE EAST AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 0.95 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 3 STORY BRICK BUILDING (COMMONLY KNOWN AS 2955-57 N. KEDZIE AVE.); THENCE NORTH 19.11 FEET; THENCE EAST 38.72 FEET; THENCE SOUTH 6.10 FEET; THENCE EAST 0.10 FEET; THENCE NORTH 6.10 FEET; THENCE EAST 4.65 FEET; THENCE SOUTH 19.17 FEET, THENCE WEST 43.79 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716910074 AND RE-RECORDED AS DOCUMENT NUMBER 0717016048, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-11 AS TO UNIT 2955-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.