

UNOFFICIAL COPY



This Instrument Was Prepared by
And after recording return to:

Doc#: 1005522061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2010 02:55 PM Pg: 1 of 3

Lawrence M. Gritton
LAWRENCE M. GRITTON LTD.
400 West Huron
Chicago, Illinois 60654

PARTIAL RELEASE OF JUNIOR MORTGAGE

01080257
of 4

KNOW ALL MEN BY THESE PRESENTS, THAT SMITHFIELD PROPERTIES FINANCING GROUP LLC, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**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, does hereby remise, convey, release and quit claim unto **SMITHFIELD PROPERTIES XL, L.L.C.**, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**Mortgagor**"), and its successors and/or assigns, all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by that certain Junior Mortgage dated as of April 20, 2009 and recorded by the Cook County Recorder of Deeds on April 21, 2009, as Document No. 0911131080 ("**Mortgage**"), made by Mortgagor to Mortgagee, ONLY with respect to the property described in Exhibit A attached hereto, which instrument was delivered to secure a Promissory Note dated as of February 27, 2008 in the original principal amount of \$1,393,387.00 made by Mortgagor to Mortgagee and increased to \$1,562,887.00 by Modification of Principal Note dated as of December 30, 2008.

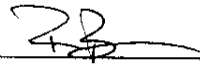
IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien of the Mortgage only as to the property herein described in said Exhibit A, and that nothing herein shall be construed to waive, affect, release or impair the validity of the lien of the Mortgage as to any other property described therein.

[Remainder of this page intentionally blank - signature page follows]

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IN TESTIMONY WHEREOF, Mortgagee has caused these presents to be executed this 12th day of February, 2010.

SMITHFIELD PROPERTIES FINANCING GROUP LLC

By: 

Name: Robert Buono

Its: President of NorWol Corporation, its Manager

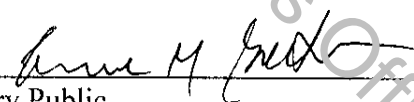
Property of Cook County Clerk's Office

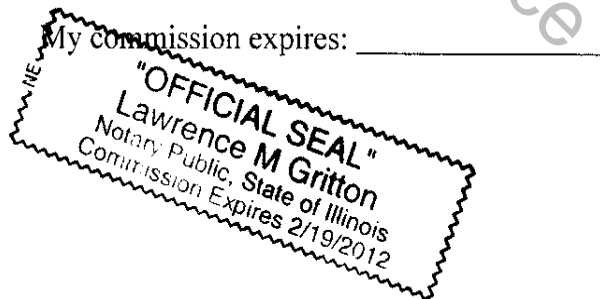
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Robert Buono, as President of NorWol Corporation, the Manager of Smithfield Properties Financing Group LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of such Manager of such Company, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12th day of February, 2010.


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Unit 2601, together with the exclusive right to use Parking Space P-43 and Storage Space S126, limited common element(s), in The Residences at The Joffrey Tower Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

Parcel 1:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, as may be amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

PIN: 17-10-305-011-1121

ADDRESS: Unit 2601, 8 E. Randolph Street, Chicago, Illinois