



RECORDING REQUESTED BY,)
AND WHEN RECORDED, MAIL TO:)
)
Jonathan D. Levy)
Pircher, Nichols & Meeks)
900 North Michigan Avenue)
Suite 1050)
Chicago, Illinois 60611)
)
)
)
)

Doc#: 1014729149 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/27/2010 04:41 PM Pg: 1 of 4

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: that Schwartz Family Partnership, a partnership ("Lender"), having an address of c/o Pilot Real Estate Group, 10 Glenville Street, 3rd Floor, Greenwich, Connecticut 06831, Attention Mr. Eric Schwartz, does hereby release that certain mortgage (the "Mortgage"), captioned "MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING," dated as of March 23, 2010, by Metropolitan Tower II LLC, a Delaware limited liability company ("Borrower"), having an address of c/o Pilot Real Estate Group, 10 Glenville Street, 3rd Floor, Greenwich, Connecticut 06831, Attention: Mr. Robert J. Rieger, in favor of Lender, recorded with the Recorder of Deeds of Cook County, Illinois on March 26, 2010, as Document No. 1008529130, which Mortgage covers the real property described in Exhibit A attached hereto and is incorporated herein by reference.

Property Address: 310 South Michigan Avenue, Unit 805, Chicago, Illinois
P.I.N.s: 17-15-107-077-1006 (Unit 805)
17-15-107-077-1102 (Parking P2-20)

It is expressly understood and agreed that THIS IS A PARTIAL RELEASE effective only as to the real property described in Exhibit A attached hereto and incorporated herein by reference, and the lien of the Mortgage, as to all other property described in and conveyed by the Mortgage not heretofore nor hereby released from the lien of the Mortgage, shall continue in full force and effect.

[Signatures on Following Page]

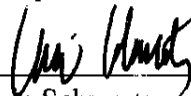
Near North National Title
222 N. LaSalle
Chicago, IL 60601

01100154 NNNNT LM 3LL

UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender caused these presents to be signed this 14th day of May, 2010.


Schwartz Family Partnership,
a partnership


By: 
Name: Eric Schwartz
Its: Partner

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Eric Schwartz, the partner of Schwartz Family Partnership, a partnership, 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 to me that [s]he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company and as [her]his own free and voluntary act, for the uses and purposes set forth therein.

Give under my hand and Notarial Seal this 14th day of May, 2010.


Notary Public


Commission Expires



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 805, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT(S) STORAGE SPACE S8-N, AND PARKING SPACE UNIT P2-20, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

UNOFFICIAL COPY

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033 (AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE "REA"), OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Commonly known as Unit 805 and Parking Space Unit P2-20 (collectively, the "Purchased Unit"), 310 S. Michigan Avenue, Chicago, Illinois 60604

PINs: 17-15-107-077-1006 (Unit 805)
17-15-107-077-1102 (Parking P2-20)

The mortgagor also hereby grants to the mortgagee, its successors and/or assigns, as right and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium.

This mortgage is subject to all rights, easements and covenants, provisions, and reservation contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.