

# UNOFFICIAL COPY



1025626250

## PARTIAL RELEASE DEED

Doc#: 1025626250 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2010 02:33 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:

235 W. Van Huron Development Corporation, an Illinois corporation, 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 19, 2007 and recorded September 6, 2007 as Document No. 0724918034; Assignment of Rents and Leases dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918036; Collateral Assignment of Ground Lease Agreement dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918038; Leasehold Mortgage and Security Agreement dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918035; Collateral Assignment of Ground Lease Agreement dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918037; Amended and Restated Mortgage and Security Agreement dated June 8, 2009 and recorded June 8, 2009 as Document No. 0915916043 and re-recorded on June 9, 2009 as Document No. 0916018025; and the Amended and Restated Assignment of Rents and Leases dated June 8, 2009 and recorded June 8, 2009 as Document No. 0915916044; and re-recorded June 9, 2009 as Document No. 0916018024; 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 FOR LEGAL DESCRIPTION(S))

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; Assignment of Rents and Leases; Collateral Assignment of Ground Lease Agreement; Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement; Amended and Restated Mortgage and Security Agreement and the Amended and Restated 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 Mortgage and Security Agreement; Assignment of Rents and Leases; Collateral Assignment of Ground Lease Agreement; Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement; Amended and Restated Mortgage and Security Agreement and the Amended and Restated Assignment of Rents and Leases described is to remain as security for the payment of the indebtedness secured there by and for the full performance of all covenants, conditions and obligations contained in said Mortgage and Security Agreement; Assignment of Rents and Leases; Collateral Assignment of Ground Lease Agreement; Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement Amended and Restated Mortgage and Security Agreement and the Amended and Restated Assignment of Rents and Leases therein mentioned.

RETURN TO:

This document was prepared by Cole Taylor Bank, 225 W. Washington St. 9<sup>th</sup> Floor Chicago, IL 60606

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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IN WITNESS WHEREOF, the said Cole Taylor Bank has caused these presents to be signed by its Vice President and attested by Construction Loan Monitoring Officer and its corporate seal to be affixed this 23<sup>rd</sup>, day of August, 2010.

### COLE TAYLOR BANK

**AFTER RECORDING MAIL TO:**  
 235 W. VAN BUREN DEV. CORP.  
 235 WEST OHIO STREET  
 6<sup>TH</sup> FLOOR  
 CHICAGO, IL 60654  
 ATTN: CAW

An Illinois Banking Corporation

By: *Maria Cousino*  
Its: Vice President

ATTEST:

By: *Richard Nerovich*  
Its: Construction Loan Monitoring Officer

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 Maria Cousino and Richard Nerovich personally known to me to be the same persons whose names are as Vice President and Construction Loan Monitoring Officer, 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 23<sup>rd</sup>, day of August, 2010.

(Seal)



*Olga M Galvan*  
Notary Public

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## LEGAL DESCRIPTION

### PARCEL 1:

UNITS: P-25, 1411 AND P-402, 1521, 1611 AND P-440, 1612 AND P-251T, 1717 AND P-545, 1802 AND P-298, 2007 AND P-265, 2013, 2112 AND P-142, 2116 AND P-345, 2210 AND P-347, 2403 AND P-229, 2409, 2921, 3002, 3310 AND P-196, 3402 AND P-300T, 3403 AND P-112, 3513 AND P-436, 3621 AND P-223, 3812, P-109 AND P-110, 3814 AND P-496, 4001 AND P-52, 4110 AND P-380, 4121 AND P-564, 4409 AND 4501 AND P-18T: IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF PLOTS 65, 66, 67, 68, 69, 70, 71, 72, 73, AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 235 W VAN BUREN CONDOMINIUMS RECORDED AS DOCUMENT 0915934034, AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 235 W. VAN BUREN ST.

CHICAGO, IL. 60607

### PERMANENT INDEX NUMBER:

17-16-238-001-0000

17-16-238-002-0000

17-16-238-003-0000

17-16-238-004-0000

17-16-238-005-0000

17-16-238-006-0000

17-16-238-007-0000

17-16-238-008-0000

AFFECTS UNDERLYING LAND AND OTHER PROPERTY