

# UNOFFICIAL COPY

TO: CHICAGO TITLE INSURANCE CO.  
1795 W. STATE ST.  
GENEVA, IL 60134

WHEN RECORDED MAIL TO:  
UNION NATIONAL BANK  
101 EAST CHICAGO STREET  
ELGIN, IL 60120



Doc#: 1026433002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2010 08:29 AM Pg: 1 of 4

This Document Prepared By  
and mail to:  
Union National Bank  
101 East Chicago Street  
Elgin, IL 60120

8441459 PARTIAL SATISFACTION AND RELEASE OF MORTGAGE  
EXECUTED AND RECORDED

KNOWN ALL MEN BY THESE PRESENTS, that UNION NATIONAL BANK & TRUST COMPANY OF ELGIN, a National Banking Association existing under the laws of the United States of America, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, 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, CONVEY, RELEASE and QUIT CLAIM unto the Grantor described below, all the right, title, interest, claim of demand whatsoever it may have acquired in, through or by a certain MORTGAGE & ASSIGNMENT OF RENTS executed and recorded (SEE BELOW), to the premises therein described, together with all the appurtenances and privileges thereunto belonging or appertaining.

This partial release of the attached mortgages shall not have any affect on the rights, interest, title, claim or demand regarding the remaining property still secured under the aforesaid mortgages.

IN TESTIMONY WHEREOF, the said corporation has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized officer and attested by its authorized officer, this September 13, 2010.

### UNION NATIONAL BANK & TRUST COMPANY OF ELGIN

BY: [Signature]  
Title: Sr. VP

ATTEST: [Signature]  
BY: [Signature]  
Title: President

STATE OF ILLINOIS)  
COUNTY OF KANE}

I, the Notary Public (whose seal is affixed) in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT the above two officers personally known to me to be the authorized signers of UNION NATIONAL BANK & TRUST COMPANY OF ELGIN, ELGIN, ILLINOIS, a national banking association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such authorized signers then signed and delivered the said instrument as authorized signers of said association, pursuant to authority given by the Board of Directors of said association as their free and voluntary act, and as the free and voluntary act and deed of said association for the uses and purposes therein set forth. GIVEN under my hand and Notary Public Seal this 13th day of September, 2010.



[Signature]  
Notary Public

S 7  
P 4  
S N  
SC Y  
INT Y

BOX 333-CT

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**TITLE VESTED IN:**

IPC - Schaumburg LLC, a Delaware Limited Liability Company

Construction Mortgage dated July 9, 2008 and recorded July 17, 2008 as Document No. 0819933005 made by IPC – Schaumburg LLC, a Delaware Limited Liability Company, to Union National Bank to secure a note in the amount of \$3,930,000.00. **(Effects Unit G300 only.)**

Assignment of Rents dated July 9, 2008 and recorded July 17, 2008 as Document No. 0819933006 made by IPC – Schaumburg LLC, a Delaware Limited Liability Company, to Union National Bank. **(Effects Unit G300 only.)**

**LEGAL DESCRIPTION:**

**SEE ATTACHED EXHIBIT "A"**

Property commonly known as: 802 Woodfield Road, Unit G300, Schaumburg, IL 60173  
PIN: 07-14-200-084-1021

**UNOFFICIAL COPY****EXHIBIT "A"****PARCEL 1:**UNIT: **G300**

IN  
COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF STORMWATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000, AS DOCUMENT NUMBER 0001013184 FROM BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORMWATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHTS AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181 THENCE SOUTH 03 DEGREES 56 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS

CONTINUED ON NEXT PAGE

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## EXHIBIT "A" - continued

EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.