

# UNOFFICIAL COPY

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and after recording return to:

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Doc#: 1032233048 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2010 09:39 AM Pg: 1 of 4

## PARTIAL RELEASE OF MORTGAGE

The undersigned, **JERRY J. JAEGER LIVING TRUST DATED JUNE 12, 1990 ("Mortgagee")**, as mortgagee and secured party under that certain Mortgage and Security Agreement recorded as document no. 1028010040 with the Cook County Recorder's Office on October 7, 2010, as amended from time to time (collectively, the "**Mortgage**") made by and between **GRAND PLAZA TOWER, LLC**, an Illinois limited company ("**Mortgagor**") and Mortgagee, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby releases and discharges from the lien of the Mortgage **ONLY** that portion of the real property legally described on **Exhibit A** attached hereto and made a part hereof (the "**Released Property**"), and Mortgagee hereby remises, releases, conveys and quit claims unto Mortgagor all of Mortgagee's right, title or interest in the Released Property; provided, however, that nothing herein shall be construed to discharge from the Mortgage or any related loan documents (the "**Loan Documents**") the remaining real property described in the loan documents, which remaining real property shall continue to be subject to the Loan Documents under the terms thereof and as provided therein, and this partial release shall not be construed to waive or in any manner affect or invalidate the lien or operation of the Loan Documents upon the remaining real property described therein, but releases only the Released Property described on **Exhibit A** attached hereto and made a part hereof.

**FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED IN THE LAND RECORDS OF THE COUNTY IN WHOSE OFFICE THE MORTGAGE WAS FILED.**

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Mortgagee has caused this Partial Release of Mortgage to be executed as of the 18th of October, 2010.

Jerry J. Jaeger Living Trust dated June 12, 1990

By: [Signature]  
Its: Trustee

Property of Cook County Clerk's Office

STATE OF ILLINOIS

) SS

COUNTY OF COOK )

I, Monica Kostadinov Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Jerry J. Jaeger the Trustee of Jerry J. Jaeger Living Trust dated June 12, 1990, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Jerry J. Jaeger, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Mortgagee, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of October, 2010.

[Signature]  
Notary Public

My Commission Expires: 10/06/13



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## EXHIBIT A

### DESCRIPTION OF RELEASED PROPERTY

**Parcel 1:**

Unit W3605 The Residences at Grand Plaza Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded December 29, 2003 as document no. 0336327024 which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded October 26, 2005, as document 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as document 0521518064.

Permanent Real Estate Index Number(s): 17-09-241-036-1283

Address of Real Estate: 545 N. Dearborn, #3605, Chicago, IL 60654

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**STREET ADDRESS:** 545 N DEARBORN STREET

UNIT W3605

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 17-09-241-036-1283

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER W3605 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4A AND LOT 4B IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCK 16 AND 25 HERETOFORE DESCRIBED; ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 29, 2003 AS DOCUMENT 0336327024, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 26, 2005 AS DOCUMENT NUMBER 0529910137; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT NUMBER 0521518064.

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