UNOFFICIAL COPY



RELEASE OF MORTGAGE
OR TRUST DEED
Fifth Third Bank
PREPARED AND
RECORDATION REQUESTED BY:
Fifth Third Bank

Fifth Third Bank 1850 East Paris, SE Kentwood, MI 49546

WHEN RECORDED MAIL TO: Angeline Reeder ROPS85

1850 East Paris, SE Kentwood, MI 49546 Doc#: 1106034042 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/01/2011 09:20 AM Pg: 1 of 5

PARTIAL RELEASE OF CONSTRUCTION LEASEHOLD MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING
Fifth Third Bank

MORTGAGOR:

KZF Townhomes Venture, LLC

BANK

Fifth Third Bank, An Ohio banking corporation Formerly known as Fifth Third Bank, A Michigan banking Corporation ("Fifth Third Bank") 1850 East Paris SE Keltwood, MI 49546

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1) and other aluable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, ("Bank"), does hereby release from the lieuring accretion leasehold mortgage, security agreement, assignment of leases and rents and fixture filing made to the Bank by:

KZF Townhomes Venture, LLC

Dated July 18, 2007, and recorded in the Office of the Recorder of Cook County, State of Illinois, on August 9, 2007, as Document No. 0722133055 in Book No. _____ page _____ ("Mortgage") the following described real estate, to-wit.

SEE EXHIBIT A
Only Unit Number 90
Address: 2125 Washington Street
Tax # 04-14-304-003-4028

AS MORE FULLY DESCRIBED IN ABOVE REFERENCED MORTGAGE
AND ALL SUBSEQUENT MODIFICATIONS OR AMENDMENTS"

This is a partial release and is not intended and shall not be construed as releasing the Mortgage or the lien thereof as to the remainder of the real estate described in the Mortgage. The mortgage lien shall continue as to said remaining real estate.

By:		By:
STATE OF	Michigan)	ec.
COUNTY OF	Kent)	SS:

1106034042 Page: 2 of 5

UNOFFICIAL COPY

Before me, the undersigned, a Notary Public within and for the County and State last aforesaid, on this the 11th day of January, 11, personally appeared the above named Ronda S. Nicholson, Vice President and Wendy Trethewey, Assistant Vice President and acknowledge the executions of the foregoing instrument in the capacity, if any, noted above.

Witness my hand and notorial sea	I this 11^{in} day of January 2011.	
	MARILIO MODO	MD
My County of residence is	NOTATION AND STATE OF A STATE OF	ITE OF ME
Kent , State of	SIGNATURE OF NOTARY PUBLIC	ANA
Michigan, and my	MY COMMISSION EXPIRI	SOME MILE
commission expires:	CTING IN COUNTY OF	Out to
PREPARED BY: Angeline Peeder Mail	PRINTED OR TYPED NAME OF NOTARY PUBLIC	evoi
2813-26&42, Bk 023, cc#6437	Drop ROP383 Rentwood, MT 49340	
2813-20&42, BK 023, CC#0430		
~/>		
SEE ATTACHED EXHIBIT A		
SEL ATTACHED EMILDITA		
	O _x	
	0/	
	4	
	0,	
	4	
	*/)x.	
	('/	
	T /	
	',0	
	U ,c	
	1/0	
	C	
	Coot County Clert's Office	

1106034042 Page: 3 of 5

UNOFFICIAL COPY

Exhibit A

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS:

(I) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO TITLE LAND TRUST COMPANY A TRUSTEL CLIDER TRUST AGREEMENT DATED JULY 17, 2007 AND KNOWN AS TRUST NUMBER 1114335 AS LESSOR, AND KZF TOWNHOMES VENTURES, L.L.C., AS LESSEE, DATED JULY 17, 2007, WHICH LEASE WAS RECORDED JULY 18, 2007 AS DOCUMENT 0719944005, AND FIRST AMENDMENT RECORDED JANUARY 11, 2008 AS DOCUMENT 0801131112 WHICH LEASE DEMISES THE FOLLOWING DISCUSSED LAND FOR A TERM OF YEARS BEGINNING JULY 17, 2007 AND ENDING DECEMBER 31 7158 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND):

LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRAUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILLINOIS.

AND EXCLUDING THE FOLLOWING DESCRIBED PANCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUPPLYISION OF TECHNY PARCELS EC-1 AN EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NOPIH, RANGE 12 EAST OF THE THIE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINING AT THE MOST NORTHERE CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGE ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DECLEES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTER! ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 5! MINUTES SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 000100754 THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMI DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY

Exhibit A Control

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 9 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID 10T EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE IF DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(II) FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON:

UNIT NUMBER 90 2125 WASHINGTON DATE IN THE MEADOW RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT TIPLEOF RECORDED FEBRAUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILL NOIS, AND EXCLUDING THE FOLLOWIND DESCRIBED PARCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF LEGHNY PARCELS EC-1 AN EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIF PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 37, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE NOT NORTHERN CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINF OF WAUKEGE ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID TOT EC-1. THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DEGREES 09 MIN(175 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTER! ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462,92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540 THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAME DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY

1106034042 Page: 5 of 5

UNOFFICIAL COPY

Exhibit A Contid

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92
FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A
DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55
MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A
RADIUS OF 1479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36
SECONDS WEST A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40
DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82
DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY
LINE OF SAID LOT 20-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED

FOUNDERS DRIVE PER DOCUMENT RECORDS. FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEBRUARY PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0829134106, AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832645065, AMENDED BY SECOND AMENDMENT RECORDED NOVEMBER 24, 2008 AS DOCUMENT 0832945042, AMENDED BY THIRD AMENDMENT RECORDED JANUARY 9, 2009 AS DOCUMENT 0900916038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.