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Cook County Recorder of Deeds
Date: 03/28/2011 10:18 AM Pg: 1 of 6

Thomas R. Wechter, Esq.
Duane Morris LLP
190 South LaSalle Street, Ste. 3700
Chicago, IL 60603

0839473 DG 2 of 5

RELEASE OF MORTGAGE

JPMORGAN CHASE BANK, N.A., a national banking association (successor by merger to Bank One, N.A., a national banking association) with its main office in Chicago, Illinois (successor in interest to American National Bank and Trust Company of Chicago, a national banking association) ("Mortgagee"), for and in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto **KOCH MEAT CO., INC. D/B/A KOCH POULTRY CO.**, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by that certain Leasehold Mortgage dated December 31, 2001 and recorded October 22, 2002 with the Cook County, Illinois Recorder's Office as Document No. 0021161254, to the premises situated in Chicago, Illinois together with all the appurtenances and privileges thereunto belonging or appertaining, legally described on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, this Release of Mortgage is executed this 15th day of March, 2011.

JP MORGAN CHASE BANK, N.A., a national banking association

By: [Signature]
Name: JULIE SCHULTZ
Its: AUTHORIZED OFFICER

Box 400-CTCC

S ✓
P ✓
S ✓
SC ✓
INT ✓

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Chiquita C. Weaver a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOLINE SCHULTZ personally known to me to be the ~~Authorized Officer~~ of JPMORGAN CHASE BANK, N.A., a national banking association, 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 that as such ~~Authorized Officer~~ he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said bank, as his/her free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of March, 2011.



Chiquita C. Weaver (SEAL)
NOTARY PUBLIC
Commission Expires 9-30-2014

UNOFFICIAL COPY**EXHIBIT A****Legal Description****PARCEL 1:**

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTH EAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALLS BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES:

THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 153.93 FEET TO THE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 6 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 247.75 FEET, THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 97.82 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I. C. C. NUMBER A-303 AND EXTENSION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 369.32 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST A DISTANCE OF 100 FEET; THENCE SOUTH 51 DEGREES 55 MINUTES 27 SECONDS EAST A DISTANCE OF 926.12 FEET THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 43.51 FEET TO A POINT 15 FEET NORTHERLY AS MEASURED RADIALLY FROM THE CENTER LINE OF SPUR TRACK I. C. C. NUMBER A-243 OF SAID RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK I. C. C. N. A-243, SAID PARALLEL LINE HAVING THE FOLLOWING DESCRIBED COURSES AND CHORD DISTANCES; NORTH 86 DEGREES 04 MINUTES WEST, A DISTANCE OF 23.54 FEET; SOUTH 87 DEGREES 49 MINUTES 55 SECONDS, WEST A DISTANCE OF 102.78 FEET SOUTH 77 DEGREES 31 MINUTES 32 SECONDS, WEST A DISTANCE OF 102.50 FEET SOUTH 68 DEGREES 41 MINUTES 09 SECONDS, WEST A DISTANCE OF 102.44 FEET SOUTH 60 DEGREES 15 MINUTES 25 SECONDS WEST ALONG THE LAST CHORD A DISTANCE OF 74.06 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 08 SECONDS WEST A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING;

ALSO

PCL 1-A:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, TO B & B PACKING COMPANY, A DELAWARE CORPORATION, DATED DECEMBER 8, 1965 AND RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680543, FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND USE OF A PRIVATE

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ROADWAY, OVER AND UPON A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE, SAID ROADWAY TO BE 30 FEET IN WIDTH, TO WIT:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTH EAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE OF THE FOLLOWING DESCRIBED COURSES:

THENCE DUE EAST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 930.07 FEET TO THE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 532.02 FEET TO A POINT WHICH IS IDENTICAL WITH THE MOST EASTERLY CORNER OF THE TRACT OF LAND ABOVE DESCRIBED; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST A DISTANCE OF 60.0 FEET, THENCE SOUTH 51 DEGREES 55 MINUTES 27 SECONDS EAST A DISTANCE OF 299.56 FEET; THENCE DUE SOUTH A DISTANCE OF 56.13 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 THENCE DUE EAST ON SAID LINE 220.0 FEET TO THE PLACE OF BEGINNING;

ALSO

PARCEL 1-B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION DATED DECEMBER 8, 1965, AND RECORDED DECEMBER 10, 1965 AS DOCUMENT NO. 19680543, FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND USE OF A SEWER LINE, WATER LINE, AND OTHER UTILITY LINES IN, UNDER, UPON THE FOLLOWING DESCRIBED STRIP OF LAND, TO WIT:

A STRIP OF LAND 15 FEET IN WIDTH IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF THE NORTH KOLMAR AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION TO BE USED AS A BASE FOR THE FOLLOWING DESCRIBED COURSES:

15 FEET, THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST, 185.67 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 08 SECONDS WEST, 15.09 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST, 183.93 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES; THENCE NORTH 0 DEGREES, 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 183.93 FEET; THENCE NORTH 6 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 247.75 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 97.82 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I. C. C. A-303 AND EXTENSION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 369.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 08 DEGREES 04 MINUTES 33 SECONDS EAST A DISTANCE OF 100 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 131 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST A DISTANCE OF 60 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH BEARS NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 37 MINUTES 41 SECONDS EAST A DISTANCE OF 135 FEET MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION AND THE WEST LINE OF NORTH KOLMAR AVENUE SAID POINT OF COMMENCEMENT ALSO BEING THE NORTH EAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDELL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCEMENT A DISTANCE OF 183.93 FEET THENCE NORTH 6 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 247.75 FEET THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE AN ARC DISTANCE OF 97.82 FEET THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I. C. C. NUMBER A-303 AND

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EXTENSION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS NOW LOCATED AND ESTABLISHED A DISTANCE OF 369.32 FEET THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 131 FEET THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST A DISTANCE OF 27 FEET MORE OR LESS TO A POINT DISTANCE 10 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY SPUR TRACK I. C. C. NUMBER 64 AS SAID SPUR TRACK IS NOW LOCATED THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID SPUR TRACK (I. C. C. NO. 64) CENTER LINE A DISTANCE OF 1,057.12 FEET THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON A LINE WHICH BEARS SOUTH 51 DEGREES 55 MINUTES 27 SECONDS EAST FROM THE POINT OF BEGINNING A DISTANCE OF 10 FEET NORTHERLY MEASURED RADially FROM THE CENTER LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY SPUR TRACK I. C. C. NUMBER A-243 AS NOW LOCATED THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 1,030 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PINs: 13-15-306-061-0000
13-15-306-062-0000

Common address: 4404 W. Berteau, Chicago, Illinois