

# UNOFFICIAL COPY

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06-03-11

Prepared by and to be Returned to:



Elizabeth Pfeiler Marriott  
Seyfarth Shaw LLP  
131 South Dearborn Street  
Suite 2400  
Chicago, Illinois 60603

Doc#: 1115844040 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2011 12:50 PM Pg: 1 of 6

Permanent Tax Index Numbers  
and Address: See Exhibit A

**FOR THE PROTECTION OF THE  
OWNER, THIS RELEASE SHALL BE  
FILED WITH THE RECORDER OR  
REGISTRAR OF TITLES IN WHOSE  
OFFICE THE MORTGAGE OR DEED  
OF TRUST WAS FILED.**

## PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT BANK OF AMERICA, N.A., a national banking association, Successor by Merger to LaSalle Bank National Association, a national banking association, as Agent for Banks, of the County of Cook and State of Illinois, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, convey and quit-claim unto MONROE/WABASH RETAIL, LLC, a Delaware limited liability company, and its heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever which Bank of America, N.A., as Successor by Merger to LaSalle Bank National Association, as Agent for Banks, may have acquired in, through or by a certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of December 20, 2006, and recorded in the Recorder's Office of Cook County, Illinois, as Document No. 0635531098, and in, through or by a certain Assignment of Rents and Leases of even date therewith recorded in said Office as Document No. 0635531099, each as modified and amended by the Modification, Assumption and Spreader Agreement dated as of September 25, 2009, recorded in said Office as Document No.

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Agreement dated as of September 25, 2009, recorded in said Office as Document No. 0926818080, the Second Modification Agreement dated as of December 20, 2010, recorded in said Office as Document No. 1104913039, the Third Modification Agreement dated as of January 20, 2011, recorded in said Office as Document No. 1104913040, and the Fourth Modification Agreement dated as of February 17, 2011, a Memorandum of which was recorded in said Office as Document No. 1105318085, to the premises described in Exhibit A attached hereto, situated in the County of Cook, State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

None of the property encumbered by the aforesaid documents is hereby released from the lien thereon other than that described in Exhibit A attached hereto.

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

[See attached -- two pages]

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**UNOFFICIAL COPY****EXHIBIT "A"****(RETAIL PARCEL)****RETAIL C1**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.13 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.16 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE THEREOF, 42.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'06" EAST, 7.50 FEET; THENCE SOUTH 00°00'00" WEST, 6.46 FEET; THENCE SOUTH 90°00'00" EAST, 31.21 FEET; THENCE NORTH 00°00'00" EAST, 0.75 FEET; THENCE SOUTH 90°00'00" EAST, 15.00 FEET; THENCE NORTH 00°00'00" EAST, 3.38 FEET; THENCE SOUTH 90°00'00" EAST, 4.25 FEET; THENCE SOUTH 00°00'00" WEST, 10.16 FEET; THENCE NORTH 90°00'00" WEST, 4.42 FEET; THENCE SOUTH 00°00'00" WEST, 15.44 FEET; THENCE SOUTH 90°00'00" EAST, 5.42 FEET; THENCE SOUTH 00°00'00" WEST, 25.25 FEET; THENCE SOUTH 90°00'00" EAST, 18.62 FEET; THENCE SOUTH 00°25'20" WEST, 46.68 FEET; THENCE NORTH 89°34'40" WEST, 0.27 FEET; THENCE SOUTH 00°25'20" WEST, 7.88 FEET; THENCE SOUTH 89°52'09" WEST, 0.30 FEET; THENCE SOUTH 00°03'05" EAST, 10.89 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89°54'23" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 32.12 FEET; THENCE NORTH 00°00'00" EAST, 8.79 FEET; THENCE NORTH 89°59'56" WEST, 34.83 FEET; THENCE NORTH 00°00'01" EAST, 0.91 FEET; THENCE NORTH 89°59'56" WEST, 5.92 FEET; THENCE SOUTH 00°00'00" WEST, 0.87 FEET; THENCE NORTH 90°00'00" WEST, 3.75 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°00'00" EAST, 192.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**RETAIL C2**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW AN INCLINED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS A, B AND C AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.16 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°54'23" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 24.58 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE HERETOFORE MENTIONED POINT A, HAVING AN ELEVATION OF +23.83 FEET CHICAGO CITY DATUM; THENCE NORTH 89°54'23" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 19.92 FEET TO A POINT, SAID POINT BEING ALSO THE HERETOFORE MENTIONED POINT B, HAVING AN ELEVATION OF +34.13 FEET CHICAGO CITY DATUM; THENCE NORTH 00°00'00" EAST, 8.79 FEET TO A POINT, SAID POINT BEING ALSO THE HERETOFORE MENTIONED POINT C, HAVING AN ELEVATION OF +34.13 FEET CHICAGO CITY DATUM; THENCE NORTH 89°59'56" WEST, 19.92 FEET; THENCE SOUTH 00°00'01" WEST, 8.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF RETAIL PARCEL C1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

Revised 5-16-2011

Commitment - NNNT

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**PARCEL 3:**

**NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF RETAIL PARCEL C2 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NUMBER 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.**

**PROPERTY INDEX NUMBER: 17-15-101-027**

**STREET ADDRESS: 21-29 S. Wabash Avenue, Chicago, Illinois 60603**

Revised 5-16-2011

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