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PARTIAL RELEASE DEED

Doc#: 1130026240 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2011 10:48 AM Pg: 1 of 3

KNOWN ALL MEN BY THESE PRESENTS, that COLE TAYLOR BANK, an Illinois Banking Association, for and in consideration of the payment of the sum of Ten and no/100 dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM unto:

235 W. Van Buren Development Corporation, an Illinois corporation, all the right, title, interest, claim or demand whatsoever that it may have acquired in, through or by a certain **Mortgage and Security Agreement** dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918034; **Assignment of Rents and Leases** dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918036; **Collateral Assignment of Ground Lease Agreement** dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918038; **Leasehold Mortgage and Security Agreement** dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918035; **Collateral Assignment of Ground Lease Agreement** dated July 19, 2007 and recorded September 6, 2007 as Document No. 0724918037; **Amended and Restated Mortgage and Security Agreement** dated June 8, 2009 and recorded June 8, 2009 as Document No. 0915916043 and re-recorded on June 9, 2009 as Document No. 0916018025; **Amended and Restated Assignment of Rents and Leases** dated June 8, 2009 and recorded June 8, 2009 as Document No. 0915916044; and re-recorded June 9, 2009 as Document No. 0916018026; **Amendment to Mortgage and Assignment of Rents** dated March 31, 2011 and recorded April 11, 2011 as Document No. 1110131065; and the **Assignment of Owner's and Developer's Rights** dated March 31, 2011 and recorded April 11, 2011 as Document No. 1110131066 in the Office of Recorder of Deeds of Cook County, Illinois as to a portion of the premises therein described as follows, to wit:

Property Address: (See attached for legal description) Cook County, Illinois.

Situated in the County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

This release is in no way to operate to discharge the lien of said Mortgage and Security Agreement; Assignment of Rents and Leases; Collateral Assignment of Ground Lease Agreement; Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement; Amended and Restated Mortgage and Security Agreement; Amended and Restated Assignment of Rents and Leases; Amendment to Mortgage and Assignment of Rents and the Assignment of Owner's and Developer's Rights upon any other of the premises described therein, but it is only to release the portion particularly above described and none other; and the remaining or unreleased portions of the premises in said Mortgage and Security Agreement; Assignment of Rents and Leases; Collateral Assignment of Ground Lease Agreement; Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement; Amended and Restated Mortgage and Security Agreement; Amended and Restated Assignment of Rents and Leases; Amendment to Mortgage and Assignment of Rents described is to remain as security for the payment of the indebtedness secured there by and for the full performance of all covenants, conditions and obligations contained in said Mortgage and Security Agreement; Assignment of Rents and Leases;

Cole Taylor Bank, Inc.
1111 North Dearborn Street
Chicago, Illinois 60610

This document was prepared by Cole Taylor Bank, 225 W. Washington St. 9th Floor Chicago, IL 60606

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Collateral Assignment of Ground Lease Agreement Leasehold Mortgage and Security Agreement; Collateral Assignment of Ground Lease Agreement Amended and Restated Mortgage and Security Agreement; Amended and Restated Assignment of Rents and Leases; Amendment to Mortgage and Assignment of Rents; and the Assignment of Owner's and Developer's Rights; therein mentioned.

IN WITNESS WHEREOF, the said Cole Taylor Bank has caused these presents to be signed by its Vice President and attested by Construction Loan Monitoring Officer and its corporate seal to be affixed this 26th, day of September, 2011.

AFTER RECORDING MAIL TO:
235 W. VAN BUREN DEV. CORP.
235 WEST OHIO STREET
6TH FLOOR
CHICAGO, IL 60604
ATTN: CAW

COLE TAYLOR BANK

An Illinois Banking Corporation

By: [Signature]
Its: Vice President

ATTEST:

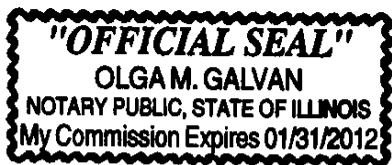
By: [Signature]
Its: Construction Loan Monitoring Officer

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Maria Cousino and Richard Nerovich personally known to me to be the same persons whose names are as Vice President and Construction Loan Monitoring Officer, respectively, of COLE TAYLOR BANK, an Illinois Banking Corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th, day of September, 2011.

(Seal)



[Signature]
Notary Public

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LEGAL DESCRIPTION

PARCEL 1:

UNITS: 1618, 1806 AND P-534, 2207, 2216 AND P-555, 2506 AND P-549, 2517, 2705, 2706 AND P-553, 3306 AND P-228: IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73, AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 235 W. VAN BUREN ST. CHICAGO, IL 60607.

PERMANENT INDEX NUMBER: PROPERTY ID:

17-16-238-018-1062	UNIT 1618
17-16-238-018-1094	UNIT 1806
17-16-238-017-0000	PARKING - P-534
17-16-238-017-0000	UNIT 2207
17-16-238-017-0000	UNIT 2216 & P-555
17-16-238-017-0000	UNIT 2506 & P-549
17-16-238-017-0000	UNIT 2517
17-16-238-018-1203	UNIT 2705
17-16-238-017-0000	UNIT 2706 & P-553
17-16-238-017-0000	UNIT 3306 & P-228