

UNOFFICIAL COPY

1/1 08-07045-PT

THIS INSTRUMENT PREPARED BY:

BANK OF AMERICA, N.A.
KATIE THOMAS
135 SOUTH LASALLE
CHICAGO, ILLINOIS
Loan No.01076614

~~AFTER RECORDING, RETURN TO:~~
BANK OF AMERICA, N.A.



Doc#: 1131149013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/07/2011 09:08 AM Pg: 1 of 4

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

RELEASE

KNOW ALL PERSONS BY THESE PRESENTS, that BANK OF AMERICA, N.A., a national banking association [, successor to LASALLE BANK NATIONAL ASSOCIATION], having its principal place of business in the County of COOK, State of ILLINOIS (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined), and of the sum of one dollar, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto TBS Southport, LLC, an Illinois Limited Liability Company (the "Borrower"), its heirs (if any), successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain Mortgage dated as of July 1, 2002, made by Borrower in favor of Bank and recorded in the Office of the Recorder of Deeds of COOK County, Illinois on July 17, 2002 as Document No. 0020776892 (the "Mortgage"), Assignment of Rents and Leases dated as of July 1, 2002, made by Borrower in favor of Bank and recorded in the Office of the Recorder of Deeds of COOK County, Illinois on July 17, 2002 as Document No. 0020776848 (the "Assignment of Leases"), First Modification of Loan Documents dated as of August 1, 2005, made by Borrower in favor of Bank and recorded in the Office of the Recorder of Deeds of COOK County, Illinois on October 26, 2005 as Document No. 0529941062 (the "First Modification"). Second Modification of Loan Documents dated as of November 1, 2005, made by Borrower in favor of Bank and recorded in the Office of the Recorder of Deeds of COOK County, Illinois on January 30, 2006 as Document No. 0603041021 (the "Modification").

Permanent Real Estate Index Number: 14 20 114 044 0000

Address of premises: 3754 - 40 North Southport / 1413 West Grace, Chicago, Illinois

Release of Mortgage (Illinois)
108329

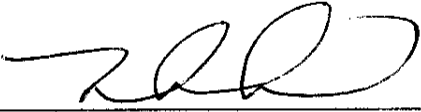
PREMIER TITLE

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This Release does not release any covenants, warranties, indemnities or other obligations of Borrower under the Mortgage which by their terms expressly survive the release or termination of the Mortgage; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Bank possesses under the Mortgage in and to the property legally described on Exhibit A attached hereto and incorporated herein.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., a national banking association, has caused these presents to be signed by its VICE President this 25th day of OCTOBER, 2011.

BANK OF AMERICA, N.A., a national banking association [, successor to LASALLE BANK NATIONAL ASSOCIATION]

By: 
Name: FRANK J. GUZIKAS
Its: VICE President

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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STATE OF ILLINOIS)
)
COUNTY OF COOK) §

I, Christine Karnick, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that Frank Guzauskas, personally known to me to be the Vice President of BANK OF AMERICA, N.A., a national banking association, and 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 officer she/he signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said national banking association, for the uses and purposes set forth therein.

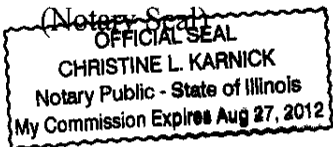
GIVEN under my hand and notarial seal this 25 day of October, 2012.

Christine Karnick

Notary Public

My Commission Expires:

August 27, 2012



UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description**THE PROPERTY****PARCEL 1:**

THAT PART OF LOTS 1 AND 2, TAKEN AS A TRACT, IN BLOCK 2 IN ROOD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 30.76 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 30.65 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 6.08 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90 DEGREES WEST, 42.20 FEET; THENCE NORTH 00 DEGREES EAST 9.65 FEET; THENCE NORTH 90 DEGREES WEST 6.70 FEET, THENCE SOUTH 00 DEGREES WEST 2.55 FEET; THENCE NORTH 90 DEGREES, 29.10 FEET; THENCE NORTH 00 DEGREES EAST, 42.37 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTH LINE 29.0 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 15.04 FEET; THENCE NORTH 90 DEGREES EAST, 6.66 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 15.04 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTH LINE 42.43 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 03 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 42.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION RECORDED AS DOCUMENT 99079630 OVER THAT PART OF LOTS 1 AND 2, TAKEN AS A TRACT, IN BLOCK 2 IN ROOD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 30.65 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS WEST ALONG SAID EAST LINE 6.08 FEET; THENCE NORTH 90 DEGREES WEST 78.0 FEET; THENCE NORTH 00 DEGREES EAST 42.62 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG SAID NORTH LINE 5.75 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 55 SECONDS EAST 48.90 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE 84.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 14 20 114 044 0000

Commonly Known As: 3754 - 40 North Southport / 1413 W. Grace, Chicago, Illinois