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RELEASE OF CONTRACT

(12) 2012 7019
8881919



Doc#: 1219412020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2012 09:14 AM Pg: 1 of 4

KNOWN ALL MEN BY THESE

PRESENTS that The Cornerstone Group 630, LLC an DE Limited Liability Company for and in consideration of the payment of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, does hereby, Remise, Convey, Release and Quit Claim unto:

CATALYST 123, LLC., an Illinois limited liability company all the right, title, interest, claim or demand whatsoever it may have acquired in, through, or by a certain Memorandum of Offer To Purchase Real Estate Dated June 19, 2008 which was recorded in the Office of the Cook County Recorder of Deeds, in the State of Illinois on June 30, 2008 as Document No. 0818211075, and any interest created under the Catalyst 123, LLC Operating Agreement as to the Premises described as follows, to wit:

See legal descriptions attached hereto as Exhibit A and made a part hereof.

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

Both parties shall each indemnify, defend and hold harmless the other against and from any and all claims, damages, actions, loss, cost, and expense (including but not limited to attorney's fees) resulting directly or indirectly from their own respective acts or omissions or the acts or omissions of their respective employees or agents (acting with the scope of their employment or agency).

Furthermore, Catalyst 123, LLC ("Catalyst") hereby agrees to indemnify, reimburse, defend and hold harmless The Cornerstone Group 630, LLC, ("Cornerstone") its officers, directors, employees, successors and assigns from and against all demands, claims, civil or criminal actions or causes of action, liens, assessments, civil or criminal penalties or fines, losses, damages, liabilities, obligations, costs, disbursements, expenses or fees of any kind or of any nature (including, without limitation, cleanup costs, attorneys', consultants' or experts' fees and disbursements and costs of litigation at trial and appellate levels) which may at any time be imposed upon, incurred by or asserted or awarded against, Cornerstone directly or indirectly, resulting from: (i) any acts or activities of Catalyst, its agents, employees or

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contractors, at, on or about the Property which contaminate air, soils, surface waters or groundwaters over, on or under the Property; (ii) arising from or out of any Hazardous Substance on, in or under the Property; (iii) pursuant to or in connection with the application of any Environmental Law, whether now in existence or enacted in the future, to the acts or omissions of Catalyst or any other person and any environmental damage alleged to have been caused, in whole or in part, by the transportation, treatment, storage, or disposal of any Hazardous Substance or (iv) arising from or in relation to the presence, whether past, present or future, of any Hazardous Substances on the Property.

As used herein, "Environmental Law" means any federal, state, or local statutory or common law relating to pollution or protection of the environment, including without limitation, any common law of nuisance or trespass, and any law or regulation relating to emissions, discharges, releases or threatened releases of Hazardous Substances into the environment (including without limitation, ambient air, surface water, groundwater, land surface or subsurface strata) or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Substances.

As used herein, "Hazardous Substance" means any substance or material (i) identified in Section 101(14) of CERCLA, 42 USC §9601(14), as the same may be amended from time to time, or (ii) determined to be toxic, a pollutant or contaminant, under federal, state or local statute, law, ordinance, rule or regulation or judicial or administrative order or decision, as same may be amended from time to time, including but not limited to petroleum and petroleum products.

This release is to operate and discharge interest in the property legally described on Exhibit A.

IN WITNESS WHEREOF, the said Release Deed is signed this 15th day of May, 2012.

THE CORNERSTONE GROUP 630, LLC

By: 

Its: MANAGER

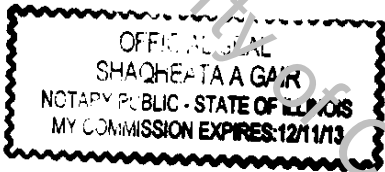
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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Sean J. Carlson, MANAGER, The Cornerstone Group 630, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Party, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth; and that he/she as custodian of the seal of said Company did affix the seal of said Company to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of May, 2012 A.D.

Sh A G
Notary Public



AFTER RECORDING MAIL TO:

Domzimuth, Brestal, Cobine
& West, Ltd.
P.O. Box 565
Naperville, IL
60566

PREPARED BY:

Kevin M. Gensler, Esq.
Domzimuth, Brestal, Cobine & West, Ltd.
123 Water Street, Post Office Box 565
Naperville, Illinois 60566-0565

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EXHIBIT A

Legal Descriptions

Parcel 1:

The South 25 feet 8 - 1/2 inches of Lot 7 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 7 (except the South 25 feet 8 - 1/2 inches) in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 6 (except the North 37.0 feet thereof) in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

That part of Lot 10 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying West of the East 75.00 feet of said Lot 10, in Cook County, Illinois.

Parcel 5:

The East 75 feet of Lot 10 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

Lot 6 except the South 38.67 feet and except the North 1.25 feet in Block 47, in the Original Town of Chicago, in the West 1/2 of the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also described as:

The North 37 feet of Lot 6 (except the North 15 inches thereof) in Block 47 in the Original Town of Chicago Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.