

# UNOFFICIAL COPY



1222029060

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

Doc#: 1222029060 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2012 03:35 PM Pg: 1 of 3

181 CMO

File # AP 120065

## PARTIAL

KNOW ALL MEN BY THESE PRESENTS, That State Bank of Countryside of the County of Cook and State of Illinois for and in consideration of the payment of the indebtedness secured by the **MORTGAGES AND ASSIGNMENT OF RENTS AND LEASES** and of the sum of one dollar, the receipt whereof is hereby acknowledged, do hereby **PARTIALLY REMISE, PARTIALLY RELEASE, PARTIALLY CONVEY, PARTIALLY AND QUIT CLAIM** unto **THE ALVERNA GROUP, LLC** heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever may have acquired in, through or by certain **MORTGAGES AND ASSIGNMENT OF RENTS AND LEASES** bearing the recorded date **JUNE 29, 2011, OCTOBER 24, 2011, OCTOBER 24, 2011** and recorded in the Recorder's Office of **COOK** county, in the State of **ILLINOIS**, in book \_\_\_\_\_ of records, on page \_\_\_\_\_ as Document No. **1119247058, 1133219003, 1133219004** herein described as follows, situated in the County of **COOK**, State of **ILLINOIS**, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s) **14-28-114-011-0000, 14-28-114-071-0000, 14-28-114-078-0000** AFFECTS UNDERLYING LAND

Address(es) of Premises : **2853 NORTH HALSTED AVENUE, UNIT 203, CHICAGO, ILLINOIS**

Witness \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_, this 20 DAY OF JULY, 2012

By:  (SEAL)

Attest:  (SEAL)

This instrument was prepared by: Dana M Mertsoc  
And return to preparer

**UNOFFICIAL COPY**  
State Bank of Countryside  
6724 Juliet Rd.  
Countryside IL 60525

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN L JUTZI, known to me to be the Senior Vice President of State Bank of Countryside an Illinois corporation, and JOAN MICKA, personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice President and Vice President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 notary seal this 20 day of JULY, 2012

*Deta M Mertsoc*  
NOTARY PUBLIC

Commission Expires 11-16-2012



Cook County Clerk's Office

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## Legal Description

### Parcel 1:

Units 203 and P-1 in the 2853 N. Halsted Condominium as delineated on a survey of the following described real estate:

Parcel 1A: Lots 7 (except the North 13.68 feet), 8 and 9 (except that part of said lots taken for alley) in the Subdivision of Lot 15 (except that part taken for Halsted Street) in Bickerdike and Steele's Subdivision in the West 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

and

Parcel 1B: The North 59.90 feet of the West 150.00 feet (except that part of said lots taken for alley) in Block 16 in Bickerdike and Steele's Subdivision in the West 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part falling in the description below which was submitted to the 2847 North Halsted Street Condominium by Declaration recorded June 15, 2007 as document 0716615062 beginning at the Southwest corner of the said North 59.90 feet of the West 150.00 feet of said Block 16, being a point on the East line of North Halsted Street; thence North along the East line of Halsted Street, a distance of 57.67 feet; thence East at right angle to the last described course, a distance of 141.89 feet to the West line of a public alley; thence South along said West line of public alley, a distance of 58.03 feet to the Southeast corner of the parcel being described; thence West along the South line of said tract, a distance of 141.86 feet to the point of beginning;

excepting therefrom the following described property (commercial space) lying at and above a horizontal plane at elevation +20.19 feet (Chicago City Datum) and lying at and below a horizontal plane at elevation +31.35 feet (Chicago City Datum) (All calls are described along the interior finished walls):

Beginning at the point in the finished surface of interior walls of 4 story brick building (commonly known as 2853-55 N. Halsted Street), said point being 8.60 feet South and 2.74 feet East from the Northwest property corner; thence East 6.09 feet; thence North 0.36 feet; thence East 8.41 feet; thence South 4.72 feet; thence East 40.00 feet; thence South 14.99 feet; thence East 2.45 feet; thence South 5.92 feet; thence West 7.11 feet; thence South 0.56 feet; thence East 7.11 feet; thence South 7.52 feet; thence East 5.60 feet; thence South 7.28 feet; thence East 1.20 feet; thence South 6.23 feet; thence West 14.15 feet; thence South 7.01 feet; thence West 40.50 feet; thence North 7.15 feet; thence West 9.05 feet; thence North 16.60 feet; thence East 6.01 feet; thence North 13.59 feet; thence West 6.06 feet; thence North 16.53 feet to the point of beginning, all in Cook County, Illinois;

which survey is attached as exhibit to the Declaration of Condominium recorded May 8, 2012 as document 1212945073, together with its undivided percentage interest in the common elements, in Cook County, Illinois,

### Parcel 2:

The exclusive right to the use of Storage Space S-203 and Roof Deck R-203, Limited Common Elements, as delineated on the survey attached to the Declaration, aforesaid, recorded as document 1212945073.

PIN: 14-28-114-011-0000; 14-28-114-071-0000; 14-28-114-078-0000  
Affects the Underlying Land