

# UNOFFICIAL COPY



This document prepared by  
and after recording return to:  
Alexander Walke 130922  
PNC Bank, National Association  
6750 Miller Road  
Mail Stop: BR-YB58-01-M  
Brecksville, OH 44141

Doc#: 1226339059 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2012 11:18 AM Pg: 1 of 3



## Release from Mortgage

**From:** JFA Real Estate, LLC, an Illinois limited liability Company  
**Mortgagor**

**To:** PNC Bank, National Association  
**Mortgagee**

**Mortgage Dated:** March 29, 2005  
**Mortgage Recorded:** April 7, 2005  
**In Mortgage Book Volume** N/A, **Page** N/A  
**as Document No.:** 0509727133  
**in the Recorder's Office of Cook County, Illinois**  
**Debt:** \$10,500,000.00  
**Property Address:** 1540 W. 44<sup>th</sup> Street, Chicago, Illinois

**WHEREAS**, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto PNC BANK, NATIONAL ASSOCIATION, its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the "Mortgagee"), the premises more particularly described in said Mortgage (the "Mortgaged Premises"), to secure the payment of that certain debt or principal sum identified above, together with interest and the other Obligations set forth in said Mortgage;

**WHEREAS**, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage all the property described in the above referenced Mortgage;

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NOW, THEREFORE, the Mortgagee, in consideration of the foregoing premises and the sum of ONE DOLLAR (\$1.00) lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, all that certain real property (and only that certain real property) legally described on the above referenced Mortgage.

TO HOLD THE SAME, with the appurtenances, unto the Mortgagor, its heirs, executors, administrators, successors and assigns, forever freed, exonerated and discharged of and from the lien of the Mortgage and every part thereof.

PROVIDED, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the Mortgage on any remaining part of the Mortgaged Premises, or the remedies at law for recovering against the Mortgagor, and its heirs, executors, administrators, successors and assigns, for the Obligations secured by the Mortgage.

WITNESS the due execution hereof this 7 day of September 2012

WITNESS / ATTEST:

Tihomir Cuca  
Print Name: TIHOMIR CUCA

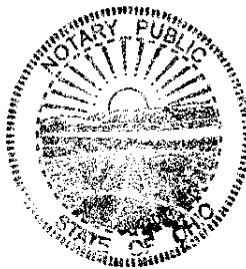
PNC BANK, NATIONAL ASSOCIATION

By: Robin Lewis  
Print Name: Robin Lewis  
Title: Authorized Signer

STATE OF OHIO                     )  
                                                           )  
COUNTY OF CUYAHOGA        )

On this, the 7 day of September 2012, before me, a Notary Public, the undersigned officer, personally appeared Robin Lewis, who acknowledged himself/herself to be the Authorized Signer of PNC BANK, NATIONAL ASSOCIATION and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



JEANETTE R. PRASEN  
Notary Public, State of Ohio  
My Commission Expires  
June 21, 2015

Jeanette R. Prasen  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE LINE 126.50 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED (SAID EAST STREET LINE BEING A LINE 50 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5); WITH THE NORTH LINE OF WEST 44TH STREET AS SHOWN ON THE PLAT OF DEDICATION FOR PUBLIC STREET OF CERTAIN PARCELS IN THE WEST 1/2 OF SAID SECTION 5, RECORDED DECEMBER 31, 1969 IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT 2104001, WHICH POINT OF BEGINNING IS 625.40 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND RUNNING THENCE NORTH ALONG THE LINE 126.50 FEET EAST FROM AND PARALLEL WITH THE SAID EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 311.27 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 314.13 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, A DISTANCE OF 240.00 FEET; THENCE SOUTH ALONG THE LINE 366.50 FEET EAST FROM AND PARALLEL WITH THE SAID EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 310.35 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH LINE OF WEST 44TH STREET AS SHOWN ON SAID PLAT OF DEDICATION; THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 225.85 FEET TO A POINT WHICH IS 140.65 FEET EAST FROM SAID EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED AND 625.40 FEET (MEASURED PARALLEL WITH SAID EAST LINE OF SOUTH ASHLAND AVENUE) SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 5, SAID STRAIGHT LINE BEING THE AFORESAID NORTH LINE OF WEST 44TH STREET AS SHOWN ON SAID PLAT OF DEDICATION; THENCE WEST ALONG A LINE WHICH IS 625.40 (MEASURED ALONG SAID EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED), SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 5 (SAID LINE BEING THE AFORESAID NORTH LINE OF WEST 44TH STREET AS SHOWN ON SAID PLAT OF DEDICATION), A DISTANCE OF 14.15 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1540 W. 44<sup>TH</sup> STREET, CHICAGO, ILLINOIS

P.I.N.: 20-05-300-032