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Doc#: 1314817063 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2013 02:44 PM Pg: 1 of 5

Prepared By:
AMERICAN CHARTERED BANK
20 N. MARTINGALE ROAD SUITE 600
SCHAUMBURG, IL 60173

SATISFACTION OF MORTGAGE & ASSIGNMENT OF RENTS



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.

Know all men by these presents, that **American Chartered Bank** does hereby certify that a certain Mortgage & Assignment of Rents, bearing the date **08/27/2009**, made by HT Central Development LLC, an Illinois Limited Liability Company, to **Original Beneficiary Name: American Chartered Bank**, on real property located in **Cook County Recorder**, State of Illinois, with the address of **Property Address: 1840 North Central Avenue, Chicago, IL, 60639** and further described as:

Parcel ID Number: **PIN: 13-32-400-058 & 13-32-400-059**, and recorded in the office of **Cook County Recorder**, as **Instrument No: 0924533003 & 0924533004**, on **09/02/2009**, is fully paid, satisfied, or otherwise discharged.

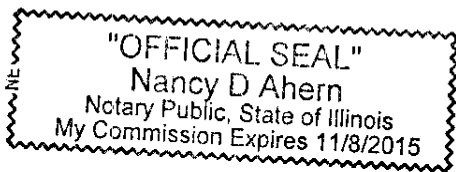
Description/Additional information: See attached.
Current Beneficiary Address: 20 N. Martingale, Suite 600, Schaumburg, IL, 60173
Dated this **05/16/2013**.

Lender: **American Chartered Bank**

By: **Cathie Brady**
Its: **VP**

STATE OF ILLINOIS, KANE COUNTY

On **May 16, 2013** before me, the undersigned, a notary public in and for said state, personally appeared **Cathie Brady**, **VP of American Chartered Bank** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Nancy D. Ahern
Notary Public **Nancy D. Ahern**

yes
5
N
N
yes
yes
del

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Commission Expires: 11/08/2015

~~Property of Cook County Clerk's Office~~

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Exhibit A

PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING) PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 36.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, 268.38 FEET TO A POINT THAT IS 173.0 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES 14 MINUTES 39 SECONDS WEST, 117.0 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 173.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, 272.43 FEET TO THE POINT ON THE CENTER OF A WALL EXTENDED FROM THE WEST; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID EXTENDED LINE AND THE CENTER OF SAID WALL, 443.55 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 18 SECONDS EAST, 25.93 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 0.50 FEET TO THE CENTER OF A WALL; THENCE NORTH 0 DEGREES 12 MINUTES 18 SECONDS EAST, ALONG SAID CENTER OF WALL, 129.52 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET TO THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

PARCEL 2 (PARKING AREA):

THAT PART OF LOT 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 75.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 50.0 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 94.68 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 49.94 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 50.43 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS WEST, 50.86 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 29 SECONDS WEST, 6.99 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 43 SECONDS WEST, 22.09 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 05 SECONDS WEST, 156.43 FEET; THENCE NORTH 0 DEGREES

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16 MINUTES 55 SECONDS EAST, 114.57 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 113.40 FEET; THENCE SOUTH 32 DEGREES 15 MINUTES 45 SECONDS EAST, 21.04 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 04 SECONDS WEST, 22.73 FEET; THENCE SOUTH 33 DEGREES 48 MINUTES 59 SECONDS WEST, 30.52 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 43 SECONDS EAST, 68.69 FEET TO THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT OVER THE EAST 33.00 FEET OF LOT 1 KEENEY INDUSTRIAL DISTRICT, AFORESAID, FOR PRIVATE STREET, AS CONTAINED IN AND CREATED BY THE DEED FROM JOHN S. PHIPPS, AND OTHERS, AS TRUSTEES OF THE PHIPPS INDUSTRIAL LAND TRUST TO CAINE STEEL CO., DATED JULY 25, 1951 AND RECORDED SEPTEMBER 27, 1951 AS DOCUMENT 15179374; ALSO CONTAINED IN DEED DATED JUNE 2, 1953 AND RECORDED SEPTEMBER 21, 1953 AS DOCUMENT 15724372.

PARCEL 4:

LOADING DOCK EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND LOADING AND UNLOADING OF VEHICLES AND PEDESTRIANS OVER AND ACROSS THE FOLLOWING "LOADING DOCK PARCEL" AS CREATED BY THE LOADING DOCK EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231095.

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING) PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 68.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 136.21 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 41.96 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 136.15 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR PRIVATE STREET 50 FEET IN WIDTH, COMMONLY KNOWN AS NORTH MAJOR AVENUE, AS SET FORTH IN DEEDS RECORDED AS DOCUMENTS NO. 12417835, 13655073, 13933934 AND, PARTICULARLY, 16716054, WHICH SAID PRIVATE STREET EXTENDS OVER THE PREMISES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FOOT STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF THE AND PARALLEL TO THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, WHICH SAID POINT IS 643.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 643.07 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AND CONNECTS WITH BLOOMINGDALE AVENUE.

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PARCEL 6:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049 AND THE THIRD AMENDMENT THERETO WITH 1840 N. MAJOR, LLC, RECORDED SEPTEMBER 10, 2007 AS DOCUMENT NO. 0725322101 AND THE FOURTH AMENDMENT THERETO WITH HT CENTRAL DEVELOPMENT LLC RECORDED OCTOBER 16, 2007 AS DOCUMENT NO. 0728934090.

PIU: 13-32-400-058

13-37-400-059

Cook County Clerk's Office