

UNOFFICIAL COPY

RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

PREPARED BY & RETURN TO:
Matthew Brotschul
Brotschul Potts LLC
230 W. Monroe Street, Ste 230
Chicago, Illinois 60606



Doc#: 1316312064 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2013 01:49 PM Pg: 1 of 3

Property of Cook County Clerk's Office

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RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that, that AMERICAN CHARTERED BANK, an Illinois banking corporation, having an address of 1199 E. Higgins Road, Schaumburg, Illinois 60173, **DOES HEREBY CERTIFY** the following Mortgage and Assignment of Rents listed below encumbering that certain real property described on Exhibit A, made by AMERICAN CHARTERED BANK, as Lender, to 152 COOPER, L.L.C., as Borrower, are hereby fully satisfied, released and discharged:

1. Mortgage dated April 18, 2005 and recorded as document number 0512242137 on May 2, 2005 in the Office of the Cook County Recorder of Deeds;
2. Modification of Mortgage recorded as document number 0920926044 on ~~June~~ ^{JULY} 28, 2009 in the Office of the Cook County Recorder of Deeds.
3. Modification of Mortgage recorded as document number 1101229075 on January 12, 2011 in the Office of the Cook County Recorder of Deeds.
4. Assignment of Rents recorded as document number 0512242138 on May 2, 2005 in the Office of the Cook County Recorder of Deeds.
5. Modification Agreement recorded as document number 1101229075 on January 12, 2011 in the Office of the Cook County Recorder of Deeds.

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Box 400-CTCC


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IN WITNESS WHEREOF, the undersigned has executed this release on the 17th day of May, 2013.

AMERICAN CHARTERED BANK

By:


Alexander Dean, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF Wabaz

) SS
)

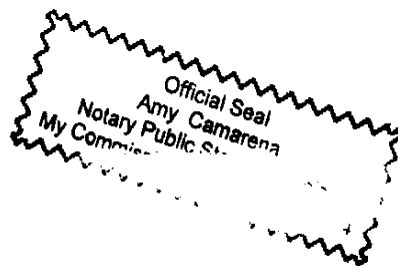
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Alexander Dean, the authorized signatory of American Chartered Bank, an Illinois banking corporation, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 13 day of May, 2013.



Notary Public

My commission expires on 5/3/14



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EXHIBIT "A" Legal Description

PARCEL 1:

FIRST FLOOR:

ALL THAT PART OF THE REAL ESTATE DESCRIBED HEREIN LYING BETWEEN THE ELEVATIONS OF 18.260 C.C.D. AND 31.410 C.C.D., DESCRIBED AS FOLLOWS: COMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT:

THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE NORTH 90 DEGREES EAST, ALONG THE SOUTH EXTERIOR WALL OF A 7 STORY BUILDING, 3.50 FEET; THENCE NORTH 0 DEGREES EAST 1.75 FEET; THENCE NORTH 90 DEGREES WEST, 1.08 FEET TO THE SOUTHWEST CORNER OF THE FIRST FLOOR INTERIOR COMMON SPACE; THENCE CONTINUING ALONG AN INTERIOR WALL, NORTH 0 DEGREES EAST, 20.00 FEET; THENCE NORTH 90 DEGREES EAST, 8.52 FEET, THENCE NORTH 0 DEGREES EAST, 20.94 FEET; THENCE NORTH 90 DEGREES EAST, 1.30 FEET, THENCE NORTH 0 DEGREES EAST 5.61 FEET TO THE POINT OF BEGINNING OF THE FIRST FLOOR COMMERCIAL SPACE; THENCE CONTINUING NORTH 0 DEGREES WEST, 15.18 FEET; THENCE NORTH 90 DEGREES EAST, 5.50 FEET; THENCE NORTH 0 DEGREES EAST, 33.10 FEET TO THE NORTHWEST CORNER OF SAID INTERIOR SPACE; THENCE NORTH 90 DEGREES EAST, 12.10 FEET, THENCE SOUTH 0 DEGREES WEST, 11.00 FEET; THENCE NORTH 90 DEGREES EAST, 11.05 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 0 DEGREES WEST, 14.20 FEET; THENCE SOUTH 90 DEGREES WEST, 4.00 FEET; THENCE SOUTH 0 DEGREES WEST, 18.05 FEET; THENCE NORTH 90 DEGREES EAST, 8.50 FEET; THENCE SOUTH 0 DEGREES WEST, 42.70 FEET TO THE SOUTHEAST CORNER OF SAID INTERIOR SPACE; THENCE SOUTH 90 DEGREES WEST, 1.71 FEET; THENCE SOUTH 0 DEGREES WEST, 1.07 FEET; THENCE SOUTH 90 DEGREES WEST, 9.32 FEET; THENCE NORTH 0 DEGREES WEST, 1.05 FEET; THENCE SOUTH 90 DEGREES WEST, 3.80 FEET; THENCE SOUTH 0 DEGREES WEST, 1.08 FEET; THENCE SOUTH 90 DEGREES WEST, 11.95 FEET; THENCE NORTH 0 DEGREES WEST, 1.05 FEET; THENCE SOUTH 90 DEGREES WEST, 1.10 FEET TO THE SOUTHWEST CORNER SAID INTERIOR SPACE; THENCE NORTH 0 DEGREES WEST 47.52 FEET, THENCE SOUTH 90 DEGREES WEST, 4.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DELCARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED FEBRUARY 14, 2003 AS DOCUMENT 0030228614.

CKA: 152 W. Huron, Unit 100, Chicago, Illinois 60610
PIN(s): 17-09-210-018-0000