

UNOFFICIAL COPY



PARTIAL RELEASE

Doc#: 1317801051 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2013 12:19 PM Pg: 1 of 2

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.

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This Instrument is a partial release intended to release the lien of the Commercial Mortgage, Security Agreement and Assignment of Leases and Rents solely to the parcel set forth in Exhibit "A" and not to release the indebtedness secured by the mortgage.

KNOW ALL MEN BY THESE PRESENTS, That REPUBLIC BANK OF CHICAGO, an Illinois banking corporation with its main offices at 2221 Camden Court, Oak Brook, IL 60523 for and in consideration of the sum of one dollar, the receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM Unto Ontario Century Property LLC, their heirs, legal representatives, and assigns, all the right, title interest, claim or demand whatsoever it may have acquired in, through or by a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated September 3, 2009 and recorded in the Recorder's Office of Cook County as Document No. 0916033124 solely as to the premises set forth in Exhibit "A" together with all the appurtenances and privileges thereunto belonging or appertaining.

PKM
8915481

Additional Documents to Release: Modification & Extension Agreement No. 1011144109; Modification & Extension Agreement No. 1234154000

Permanent Real Estate Tax Number: 17-09-418-013-0000

Address(es) of Premises: 182 W. Lake Street, Unit CU1, Chicago, IL 60601

It is expressly understood that, except for releasing the lien covering the real estate set forth above, the above described Mortgage shall remain in full force and effect and continue to be a lien upon the remaining real estate described therein.

CT

Dated as of March 19, 2013

REPUBLIC BANK OF CHICAGO

By: Julie E. Brzozowski
Julie E. Brzozowski
VP/Loan Operations Manager

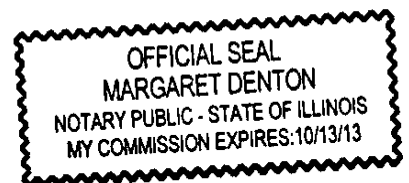
S Y
P B
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SC Y
INT Y

I certify that before me this 19th day of March, 2013, did appear Julie E. Brzozowski, VP/Loan Operations Manager of Republic Bank of Chicago and she did acknowledge that she signed and delivered the foregoing instrument as a duly authorized officer of said bank as her free and voluntary act and the free and voluntary act of said bank for the uses and purposes therein set forth.

Margaret Denton
(Notary Public)
My commission expires:

This instrument was prepared by:
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

Return to:
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****COMMERCIAL 1ST FLOOR SOUTH aka UNIT CUI**

THAT PART OF LOTS 1 AND 2 TAKEN AS A TRACT IN METROPOLITAN'S RESUBDIVISION OF LOT 5 IN BLOCK 19 IN ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.66 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.67 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1); THENCE SOUTH $90^{\circ}-07'-22''$ EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 3.56 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. LAKE STREET); THENCE NORTH $00^{\circ}-00'-00''$ EAST, 1.86 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}-00'-00''$ EAST, 4.52 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 1.83 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 17.63 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 1.43 FEET; THENCE NORTH $00^{\circ}-26'-46''$ WEST, 6.42 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 1.38 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 12.58 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 0.64 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 0.89 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 0.75 FEET; THENCE NORTH $00^{\circ}-18'-50''$ EAST, 3.65 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 1.41 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 12.53 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 6.19 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 3.50 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 12.44 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 2.65 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 2.70 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 2.49 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 19.88 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 17.44 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 15.25 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 16.61 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 0.50 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 3.17 FEET TO A POINT OF CURVE; THENCE SOUTHERLY AND WESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 4.0 FEET, AN ARC DISTANCE OF 6.29 FEET TO A POINT OF TANGENCY IN SAID CURVED LINE (THE CHORD OF SAID ARC BEARS SOUTH $45^{\circ}-00'-07''$ WEST, 5.66 FEET); THENCE NORTH $90^{\circ}-00'-00''$ WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, A DISTANCE OF 0.24 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 4.88 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 0.15 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 7.45 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 2.0 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 0.63 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 3.0 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 7.70 FEET; THENCE NORTH $89^{\circ}-06'-06''$ WEST, 20.52 FEET TO THE PLACE OF BEGINNING,

TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.66 FEET AND WHICH LIES BELOW THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT "A" AFORESAID, SAID POINT HAVING AN ELEVATION OF +26.27 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ WEST ALONG A DECLINING PLANE, A DISTANCE OF 0.50 FEET TO A POINT HAVING AN ELEVATION OF +25.99 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.99 FEET, A DISTANCE OF 3.25 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST ALONG A DECLINING PLANE A DISTANCE OF 7.33 FEET TO A POINT HAVING AN ELEVATION OF +21.91 FEET; (THE FOLLOWING 6 COURSES AND DISTANCES ARE ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +21.91 FEET) THENCE CONTINUING SOUTH $00^{\circ}-00'-00''$ WEST, 1.62 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 2.76 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 4.47 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 2.30 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 6.09 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 13.44 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST ALONG AN INCLINING PLANE, A DISTANCE OF 7.83 FEET TO A POINT HAVING AN ELEVATION OF +26.27 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.27 FEET, A DISTANCE OF 15.25 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 182 W. LAKE STREET, UNIT CUI
CHICAGO ILLINOIS 60601