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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2013 04:04 PM Pg: 1 of 6

**FOR RECORDER'S USE ONLY**

## PARTIAL RELEASE OF MORTGAGES AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that THE PRIVATEBANK AND TRUST COMPANY, an Illinois state chartered Bank, as successor in interest to Founders Bank, in consideration of the sum of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto SOGO PARTNERS, LLC, an Illinois limited liability company, its successors, legal representatives and assigns, all of the right, title, interest, claim or demand whatsoever it may have acquired in, through the documents listed below, filed for record with the Recorder of Deeds of Cook County, in the State of Illinois, encumbering those certain premises situated in Cook County, in the State of Illinois, described in Exhibit "A" attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining:

<u>DOCUMENT NAME (S)</u>	<u>RECORDING DATE(S)</u>	<u>RECORDING NUMBER(S)</u>
Mortgage	March 28, 2006	0608735374
Assignment of Rents	March 28, 2006	0608735375
Mortgage	March 21, 2007	0708031022
Mortgage	July 30, 2007	0730339158

EXCEPT FOR THE PORTION OF THE PROPERTY HEREBY RELEASED, THE AFORESAID MORTGAGES AND ASSIGNMENT OF RENTS SHALL REMAIN IN FULL FORCE AND EFFECT.

**(SIGNATURE PAGE FOLLOWS)**

8918286-Tms (7/4/8)



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 17, 18 AND 19 IN BLOCK 3 IN ARMOURS SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KINZIE STREET, SAID POINT BEING 78.64 FEET WEST OF THE EAST LINE OF SAID LOT 19; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 19, 56.20 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF KINZIE STREET, 0.64 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 19, 34.72 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF KINZIE STREET, 12.06 FEET; THENCE NORTH 65.46 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 17 WHICH IS 66.62 FEET WEST OF THE EAST LINE OF SAID LOT 19, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 17, 18 AND 19 TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 156.38 FEET, MORE OR LESS, TO THE NORTH LINE OF KINZIE STREET; THENCE WEST ALONG THE NORTH LINE OF KINZIE STREET, 78.64 FEET TO THE POINT OF BEGINNING;

#### ALSO

THE WEST 1/2 OF THAT PART OF THE VACATED NORTH AND SOUTH 10 FOOT ALLEY LYING EAST OF AND ADJOINING LOT 19 AFORESAID WHICH LIES SOUTH OF THE NORTH LINE OF LOT 6 IN SAID BLOCK 3, PRODUCED WEST 10 FEET, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 6, 7, 8, 9 AND 10 IN JOSEPH BICKERDIKE'S SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 OF BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

#### ALSO

ALL THAT PART OF LOT 17 IN BLOCK 3 IN ARMOUR'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 8, LYING WEST OF A LINE DESCRIBED AS COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 17, WHICH IS 78.64 FEET WEST OF THE EAST LINE OF LOT 19 IN BLOCK 3 IN ARMOUR'S SUBDIVISION AFORESAID AND RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 19 AFORESAID, A DISTANCE OF 56.20 FEET; THENCE WEST 64/100THS OF A FOOT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 19, A DISTANCE OF 34.72 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF KINZIE

Exhibit A-1

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STREET, A DISTANCE OF 12.36 FEET; THENCE NORTH 65.42 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 17, WHICH IS 66.62 FEET WEST OF THE EAST LINE OF SAID LOT 19, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89° 32' 40" EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19 FOR THE POINT OF BEGINNING; THENCE NORTH 00° 08' 33" WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF A BRICK BUILDING AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88° 46' 33" EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01° 13' 27" EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88° 44' 57" EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00° 00' 26" EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89° 44' 28" EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89° 44' 28" EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 6 THEREIN (BEING ALSO THE NORTH LINE OF KINZIE STREET); THENCE WESTERLY ALONG SAID NORTH LINE OF KINZIE STREET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 AFORESAID) IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89° 32' 40" EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19 FOR THE POINT OF BEGINNING; THENCE NORTH 00° 08' 33" WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF BRICK BUILDING, AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF BRICK BUILDING; THENCE SOUTH 88° 46' 33" EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01° 13' 27" EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING;

Exhibit A-2

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THENCE SOUTH 88° 44' 57" EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00° 00' 26" EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89° 44' 28" EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89° 44' 28" EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 6 THEREIN (BEING ALSO THE NORTH LINE OF KINZIE STREET); THENCE WESTERLY ALONG SAID NORTH LINE OF KINZIE STREET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 AFORESAID) AND (EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CONVEYED IN DOCUMENT RECORDED MAY 28, 2004 AS DOCUMENT NUMBER 0414934070, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89° 32' 40" EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19; THENCE NORTH 00° 08' 33" WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF A BRICK BUILDING AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88° 46' 33" EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01° 13' 27" EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88° 44' 57" EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00° 00' 26" EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89° 44' 28" EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89° 44' 28" EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE NORTH LINE OF THE EAST-WEST 18 FOOT ALLEY; THENCE NORTH 89° 38' 38" WEST ALONG THE NORTH LINE OF THE EAST-WEST ALLEY EXTEND 29.65 FEET; THENCE NORTH 00° 02' 02" WEST 149.24 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET; THENCE SOUTH 89° 43' 10" EAST ALONG THE SOUTH LINE OF HUBBARD STREET 29.54 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DECLARATION OF DRIVEWAY EASEMENT DATED MAY 26, 2004 AND RECORDED MAY 28, 2004 AS DOCUMENT 0414934069 FOR THE PURPOSE OF INGRESS AND

Exhibit A-3

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EGRESS OVER, UNDER, ACROSS, IN AND UPON THE EASEMENT PARCEL, TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS OVER THE LAND AS DEPICTED ON THE SKETCH ATTACHED THERETO.

COMMONLY KNOWN AS: 1438 W. KINZIE, CHICAGO, IL 60642

PINS: 17-08-136-038-0000; 17-08-136-013-0000; 17-08-136-014-0000; 17-08-136-015-0000 and 17-08-136-016-0000.

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Exhibit A-4