

# UNOFFICIAL COPY

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AEM 6087

This instrument prepared by and after recording return to:

Gary Ruben, Esq.  
Goldberg Kohn Ltd  
55 East Monroe Street  
Suite 3300  
Chicago, Illinois 60603  
(312) 201-4000



Doc#: 1323516082 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2013 04:23 PM Pg: 1 of 5

## RELEASE OF MORTGAGES (Cook County, Illinois)

PNC BANK, NATIONAL ASSOCIATION, a national banking association ("**Lender**"), does hereby release (i) that certain Construction Mortgage, Fixture Filing and Security Agreement with Assignment of Rents dated as of December 6, 2001, made by LEMONT PLAZA PARTNERS, L.L.C., an Illinois limited liability company ("**Mortgagor**"), and recorded on December 10, 2001 with the Recorder of Deeds of Cook County, Illinois (the "**Recorder**") as Document No. 0011161867, as amended by that certain Loan Modification Agreement dated December 16, 2004 and recorded with the Recorder on December 22, 2004 as Document No. 0435733208, and further amended by that certain Loan and Mortgage Modification Agreement dated as of December 5, 2005 and recorded with the Recorder on March 1, 2006, as Document No. 0606043256, and also recorded March 10, 2006 as Document No. 0606942180 and further amended by that certain Amendment to Mortgages dated October 1, 2012 and recorded October 9, 2012 as Document No. 1228334076 (as amended, the "**First Mortgage**"), (ii) that certain Assignment of Leases and Rents dated as of December 6, 2001, made by Mortgagor and recorded with the Recorder on December 10, 2001 as Document No. 0011161868 (the "**First Assignment of Leases and Rents**"), (iii) that certain Second Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing made by Mortgagor, dated as of March 1, 2010, made by Mortgagor and recorded with the Recorder on March 18, 2010 as Document No. 1007740087, as amended by that certain Amendment to Mortgages dated October 1, 2012 and recorded October 9, 2012 as Document No. 1228334076 (as amended, the "**Second Mortgage**"), (iv) that certain Second Assignment of Leases and Rents dated as of March 1, 2010 and recorded with the Recorder on March 18, 2010 as Document No. 1007740088 (the "**Second Assignment of Leases and Rents**"), and (v) that certain Third Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of January 25, 2012, made by Mortgagor, and recorded on February 2, 2012 with the Recorder as

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Document No. 1203342010 and amended by that certain Amendment to Mortgages dated October 1, 2012 and recorded October 9, 2012 as Document No. 1228334076 (as amended, the "**Third Mortgage**," and together with the First Mortgage, First Assignment of Leases and Rents, Second Mortgage, and Second Assignment of Leases and Rents the "**Security Documents**"). A legal description of the real estate encumbered by said Security Documents is attached hereto as Exhibit A.

[signature page follows]

Property of Cook County Clerk's Office

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Dated: Aug-12, 2013

PNC BANK, NATIONAL ASSOCIATION, a national banking association

By [Signature]  
Name: Gina M. Fridberg  
Its: Senior Vice President

Property of Cook County Notary Public's Office

### ACKNOWLEDGMENT

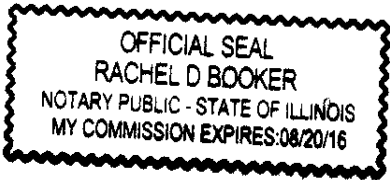
STATE OF Illinois )  
) SS  
COUNTY OF Cook )

I, Rachel Booker, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Gina M. Fridberg, being the Senior Vice President of PNC BANK, NATIONAL ASSOCIATION, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12th day of August, 2013.

[Signature]  
Notary Public

My Commission Expires: 8-20-16



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THAT PART OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF, 33.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE CONTINUING WESTERLY ALONG LAST DESCRIBED COURSE, FOR A DISTANCE OF 213.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, 372.92 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY PARALLEL WITH SAID EASTERLY LINE, 36.09 FEET; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE, 213.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, 190.79 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEND STREET DEDICATED AND RECORDED AS DOCUMENT NUMBER 24899513; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, 429.34 FEET MORE OR LESS TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 367.00 FEET; THENCE WESTERLY ALONG SAID CURVE FOR AN ARC LENGTH DISTANCE OF 77.12 FEET MORE OR LESS TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG SAID TANGENT, FOR A DISTANCE OF 109.49 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WARNER STREET DEDICATED AND RECORDED AS DOCUMENT NUMBER 24899513; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 42.17 FEET MORE OR LESS TO THE POINT OF CURVATURE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 433.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, FOR AN ARC LENGTH DISTANCE 90.63 FEET MORE OR LESS TO THE POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID TANGENT 114.0 FEET TO A POINT LYING 322.08 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH ONE-HALF; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE 200 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 50 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 181.86 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1 AND 2, EXCEPT THE WEST 141 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THE NORTH 185 FEET OF THE EAST 125 FEET OF SAID LOT 1, ALL IN ESSICK PLAZA SUBDIVISION ADDITION TO THE VILLAGE OF LEMONT, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF (EXCEPT THE WEST 695 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE VACATED 66 FOOT MEEPOTAW DRIVE LYING SOUTH OF AND ADJOINING SAID LOT 1 (EXCEPT THE WEST 141 FEET THEREOF) AND ALSO THE VACATED 33 FEEL ROBERTA STREET LYING SOUTHERLY OF AND ADJOINING SAID LOT 2 (EXCEPT THE WEST 141 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THE NORTH 185 FEET OF THE EAST 125 FEET OF LOT 1 IN ESSICK PLAZA SUBDIVISION ADDITION TO THE VILLAGE OF LEMONT, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF, 33.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE CONTINUING WESTERLY ALONG LAST DESCRIBED COURSE, FOR A DISTANCE OF 213.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, 372.92 FEET; THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE, 181.86 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 50.0 FEET; THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE, 200 FEET TO THE EASTERLY LINE OF WARNER STREET DEDICATED AND RECORDED AS DOCUMENT 24899513; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 322.88 FEET TO THE NORTH LINE OF SAID SOUTH ONE-HALF; THENCE EASTERLY ALONG SAID NORTH LINE, 381.30 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS.

Common address: 1100 South State Street, Lemont Illinois

P.I.N.: 22-29-307-012-0000

22-29-307-013-0000  
 22-29-309-034-0000  
 22-29-309-035-0000  
 22-29-309-036-0000  
 22-29-310-004-0000  
 22-29-310-008-0000

Cook County Clerk's Office