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**RELEASE OF MORTGAGE OR
TRUST DEED
BY CORPORATION (ILLINOIS)**



Doc#: 1329422040 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2013 09:24 AM Pg: 1 of 4

**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 TRUST DEED
WAS FILED.**

Loan Number: 285738
Branch Number: 183 NBC

KNOW ALL MEN BY THESE PRESENTS, that **MB Financial Bank, N.A.**, a National Banking Association, of the County of Cook and State of Illinois, for and in consideration of the indebtedness secured by the **Commercial Mortgage**, herein after described, does hereby **REMISE, RELEASE, Testa Properties LLC, an Illinois Limited Co. CONVEY, AND QUIT CLAIM** unto theirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the Bank may have acquired in, through or by a certain **Commercial Mortgage**, bearing the date of **March 26, 2010**, and recorded in the office of the **Cook County Recorder**, in the State of Illinois, on **April 02, 2010**, as Document Number **1009233055**, respectively, to the premises therein described as follows, situated in the County of **Cook**, in State of **Illinois**, to wit:

See Attached:

Together with all the appurtenances and privileges thereunto belonging or appertaining;

Real Property Address: 1501 S. Blue Island Ave, Chicago, IL.
Real Property Tax Identification Number(s): 17-20-130-013-0000

S YLS
P 4
S NO
M YEA
SC YLS
E NO
INT YEA

4ps

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Witness our hands, this 25th day of September 2013

MB Financial Bank, N.A.

By:
James M. Campobello, Vice President

By:
Margie Acevedo, Assistant Vice President

Property of Cook County Clerk's Office

Acknowledgements:

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, THE UNDERSIGNED, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **James M. Campobello, Vice President** of MB Financial Bank, N.A. and **Margie Acevedo, Assistant Vice President** of MB Financial Bank, N.A., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument, pursuant to authority given by the Board Directors of said corporation, as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of September 2013

Notary Public

5/07/2014
My Commission Expires



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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

A TRACT OF LAND WHICH CONTAINS ALL OF LOTS 1 THROUGH 15 AND ADJOINING ALLEY AND PARTS OF ALLEYS TAKEN AS A TRACT, IN WILLIAM SAMPSON'S SUBDIVISION OF BLOCK 16 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT AND SAID EAST LINE EXTENDED, TO THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOTS 1 THROUGH 9; THENCE WEST ALONG THE CENTER LINE OF SAID VACATED ALLEY AND SAID CENTER LINE EXTENDED, TO ITS INTERSECTION WITH THE CENTER LINE OF AN ALLEY LYING SOUTHEASTERLY OF AND ADJOINING LOTS 14 AND 15; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE EXTENSION SOUTHEASTERLY OF THE SOUTHWEST LINE OF LOT 15; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 15 AND THE EXTENSION OF SAID LINE, TO THE SOUTHEASTERLY LINE OF BLUE ISLAND AVENUE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF BLUE ISLAND AVENUE TO THE SOUTH LINE OF WEST 15TH STREET (BEING THE NORTH LINE OF BLOCK 16); THENCE EAST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 1501 S. Blue Island Avenue, Chicago, IL

P.I.N.:17-20-130-013-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF TAX YEAR 2009 AND EACH YEAR THEREAFTER NOT YET DUE AND PAYABLE.

2. RESERVATION FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, OF EASEMENTS TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT, AND UNDERGROUND CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY, UNDER, OVER, AND ALONG THE VACATED ALLEY AS CONTAINED IN THE VACATION ORDINANCE RECORDED JULY 15, 1975 AS DOCUMENT 23149424.

3. COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS CONTAINED IN QUIT CLAIM DEED FROM CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, TO LA MANTIA BROS. ARRIGO COMPANY DATED JULY 17, 1975 AND RECORDED JULY 24, 1975 AS DOCUMENT 23162534.

(5) PROHIBITION OF THE EXECUTION OF ANY AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY ANY PART OF THE LAND IS RESTRICTED UPON THE BASIS OF RACE, CREED OR COLOR, IN THE SALE, LEASE OR OCCUPANCY THEREOF. (FOR FURTHER PARTICULARS SEE DOCUMENT)

4. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND, AS EVIDENCED BY CATCH BASINS, SANITARY MANHOLES AND SEWER LINES AS SHOWN ON PLAT OF SURVEY MADE BY MM SURVEYING COMPANY, INC., DATED NOVEMBER 24, 2007, ORDER NO. 73205.

5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT AS SHOWN AS EXCEPTION LETTER 'E' AS DISCLOSED BY PLAT OF SURVEY NO. 73205 PREPARED BY MM SURVEYING COMPANY, INC., DATED NOVEMBER 24, 2007.

6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OR EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.