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3308 (Rev. 7/30/01) CCG 0008
Release (Satisfaction) of Judgment



Doc#: 1404539053 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2014 11:23 AM Pg: 1 of 4

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

CEC EDUCATIONAL SERVICES, LLC,
an Illinois limited liability company

v.

231 N. MARTINGALE ASSOCIATES, LLC,
an Illinois limited liability company

Recorder's Stamp

No. 2012CH4291

RELEASE (SATISFACTION) OF JUDGMENT

CEC Educational Services, LLC, the Judgment creditor
(Judgment creditor) (Assignee of record)
by Sofia Goebel, its Vice President and Associate General Counsel, Real Estate, having received full satisfaction
(Legal representative)

and payment, releases the judgment entered on May 15, 2013
against defendant 231 N. Martingale Associates, LLC for

\$ 10,008,252.35 and costs, recorded with the Cook County Recorder of Deeds Office as Document No. 131716084 on May 17, 2013.

231 N. Martingale Associates, LLC
1 Presidential Boulevard, Suite 300
Bala Cynwyd, Pennsylvania 19004

(Address of judgment debtor)

Name: Sofia Goebel

Its: Vice President and Associate General Counsel, Real Estate

Approved:

Sofia Goebel
Thomas M. Lombardo
Attorney of record

Atty. No.: 45920

Name: Thomas M. Lombardo, Ginsberg Jacobs LLC

Atty. for: Plaintiff, CEC Educational Services, LLC

Address: 300 South Wacker Drive, Suite 2750

City/State/Zip: Chicago, Illinois 60606

Telephone: (312) 660 - 9611

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1:

LOT 1 IN WOODFIELD CORPORATE CENTER, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, WHICH IS NORMALLY 250.00 FEET (RECORD) WEST OF THE EAST LINE OF SAID SECTION 24, WHICH IS ALSO THE SOUTHWEST CORNER OF THOSE LANDS CONDEMNED BY CASE 68-L-9725; THENCE NORTH 0 DEGREES 24 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THOSE LANDS CONDEMNED BY CASE 68-L-9725, A DISTANCE OF 764.43 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF CONDEMNATION, A DISTANCE OF 133.43 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 48 MINUTES 18 SECONDS WEST ALONG WEST LINE OF CONDEMNATION, A DISTANCE OF 816.78 FEET; THENCE CONTINUING NORTH 25 DEGREES 30 MINUTES 46 SECONDS WEST ALONG WEST LINE OF CONDEMNATION, A DISTANCE OF 735.00 FEET TO THE SOUTH LINE, EXTENDED EASTERLY, OF LOT 2 IN WOODFIELD CORPORATE CENTER, A SUBDIVISION IN SECTIONS 13 AND 24; THENCE NORTH 64 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 86.06 FEET TO THE F.A.I. 90 ACCESS CONTROL LINE AS MONUMENTED BY CHAIN LINK FENCE; THENCE CONTINUING ALONG SAID ACCESS CONTROL LINE ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 674.00 FEET, A DISTANCE OF 24.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 15 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 469.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID ACCESS CONTROL LINE OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 955.00 FEET, A DISTANCE OF 471.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1 DEGREE 01 MINUTES 03 SECONDS WEST CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 736.65 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 125.55 FEET; THENCE NORTHEASTERLY ALONG A NONTANGENT CURVE, CONCAVE TO THE SOUTHWEST, OF RADIUS 450.00 FEET, A DISTANCE OF 251.96 FEET TO THE PLACE OF BEGINNING.

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EXCEPTING AND EXCLUDING FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED REAL PROPERTY:

A STRIP OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE WHICH IS THE SOUTH LINE OF LOT 1 IN THE PRUDENTIAL SUBDIVISION, RECORDED AS DOCUMENT NO. 86523520, AND THE NORTH LINE OF LOT 1 IN THE WOODFIELD CORPORATE CENTER, RECORDED AS DOCUMENT NUMBER 24640081, AND THE NORTHEASTERLY LINE OF MARTINGALE ROAD; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF MARTINGALE ROAD A DISTANCE OF 40.17 FEET TO A POINT ON THE LINE BETWEEN SAID LOTS; THENCE NORTH 38 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 155.00 FEET TO A POINT; THENCE NORTH 61 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 373.00 FEET TO A POINT; THENCE NORTH 64 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE LINE BETWEEN SAID LOTS AND THE PROLONGATION OF THAT LINE FOR A DISTANCE OF 86.06 FEET TO THE F.A.I. ROUTE 290 ACCESS CONTROL LINE AS MONUMENTED BY A CHAIN LINK FENCE; THENCE SOUTHEASTERLY ALONG SAID ACCESS CONTROL LINE ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.00 FEET, FOR A DISTANCE OF 17.52 FEET TO A POINT; THENCE SOUTH 61 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 22.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 195.48 FEET TO A POINT; THENCE SOUTH 28 DEGREES 30 MINUTES 46 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 18.00 FEET TO A POINT; THENCE SOUTH 61 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 254.55 FEET TO A POINT; THENCE SOUTH 38 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 40 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 153.15 FEET TO THE POINT OF BEGINNING ON THE NORTHEASTERLY LINE OF MARTINGALE ROAD.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE LAND LOCATED WITHIN THE PUBLICLY DEDICATED STREET KNOWN AS "CORPORATE CROSSING" AS PER RESOLUTION AND PLAT OF DEDICATION RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 89205950 AND MARCH 15, 1990 AS DOCUMENT NUMBER 90116536.

PARCEL 1 BEING ALSO DESCRIBED AS by ALTAI ACSM Land Title Survey prepared by Gremley & Biedermann, a Division of PLCS Corporation, Chicago, IL., Order No. 1031558D, dated 9/2/2003, last revised 1/8/2010:

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Lot 1 in Woodfield Corporate Center, being a Subdivision in the East 1/2 of the Southeast 1/4 of Section 13 and the East 1/2 of the Northeast 1/4 of Section 24, according to the Plat thereof, recorded as Document No. 24640081, together with a part of said Section 24, all taken as a tract, in Township 41 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at the intersection of a line which is 40.00 feet Southeasterly of and parallel with a Northerly line of said Lot 1 and the Northeasterly line of Martingale Road; thence North 38° 29' 14" East, along said parallel line, 153.15 feet; thence North 61° 29' 14" East, along a line which is 40.00 feet Southeasterly of and parallel with a Northerly line of said Lot 1, a distance of 254.55 feet; thence North 28° 30' 46" West, along a line drawn perpendicular to the last mentioned parallel line, 18.00 feet; thence North 61° 29' 14" East along a line which is 22.00 feet Southeasterly of and parallel with a Northerly line of said Lot 1, a distance of 109.17 feet to the Easterly line of said Lot 1; the remaining courses being along the perimeter lines of said Lot 1; thence South 25° 30' 46" East, 713.00 feet; thence South 00° 48' 18" East, 816.78 feet; thence Northwesterly 242.51 feet along the arc of a circle concave Southwesterly, having a radius of 450.00 feet and whose chord bears North 47° 27' 22" West, 239.69 feet; thence North 62° 54' 02" West, 81.26 feet; thence Northwesterly 408.98 feet along the arc of a circle concave Northeasterly, having a radius of 386.50 feet and whose chord bears North 32° 35' 09" West 390.16 feet; thence North 02° 16' 18" West, 232.10 feet; thence Northwesterly 432.67 feet along the arc of a circle concave Southwesterly, having a radius of 445.00 feet and whose chord bears North 29° 32' 46" West, 407.85 feet; thence North 56° 49' 15" West, 66.32 feet to the point of beginning, in Cook County, Illinois.

Commonly known as:

231 N. Martingale Road
Schaumburg, IL 60173

Property Index No.:

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