

UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
833 N. Orleans Street, Suite 400
Chicago, IL 60610

Notary Public employed by law firm of
Ruttenberg & Ruttenberg

**AFTER RECORDING MUST BE
RETURNED TO:**

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 1417745013 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2014 09:09 AM Pg: 1 of 5

This space is for **RECORDER'S USE ONLY**

**RELEASE AND TERMINATION OF
OPTION TO PURCHASE**

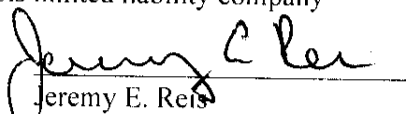
Nexstep Cornelia LLC, an Illinois limited liability company ("Nexstep") entered into that certain Option to Purchase dated February 28, 2013 and recorded March 7, 2013 as Document Number 1306655005 (the "Option"), Nexstep DOES HEREBY CERTIFY that the Option is hereby released, terminated and of no further force and effect.

Property Address:
3445 W. Whipple Chicago, Illinois 60618

Tax Identification Number: 13-24-305-057-0000

IN WITNESS WHEREOF, the undersigned has executed and delivered this Release and Termination of Option Agreement the 3rd day of June, 2014.

Nexstep Cornelia LLC,
an Illinois limited liability company

By: 
Name: Jeremy E. Reis
Its: Authorized Signatory

UNOFFICIAL COPY

ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

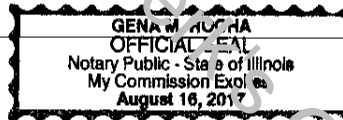
I, GENA M. ROCHA, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Jeremy E. Reis, the Authorized Signatory of Nexstep Cornelia LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of June, 2014.

GENA M. ROCHA

Notary Public

My Commission Expires:

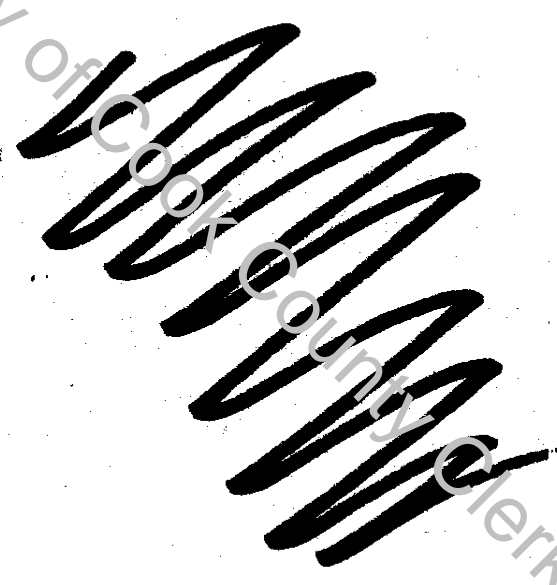


UNOFFICIAL COPY

EXHIBIT A

- LEGAL DESCRIPTION -

Property of Cook County Clerk's Office



UNOFFICIAL COPY

1306655005 Page: 6 of 9

EXHIBIT A**- LEGAL DESCRIPTION -****TRACT 2**

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'03" EAST 54.19 FEET; THENCE SOUTH 00°43'57" EAST 81.50 FEET; THENCE SOUTH 89°16'03" WEST 54.19 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 81.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 4

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 167.17 FEET; THENCE SOUTH 00°43'57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 55.21 FEET; THENCE SOUTH 00°43'57" EAST 65.50 FEET; THENCE NORTH 89°16'03" EAST 45.37 FEET; THENCE NORTH 50°18'08" EAST 12.66 FEET; THENCE NORTH 00°43'57" WEST 57.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

1306655005 Page: 7 of 9

TRACT 6

PARTS OF BLOCK 5 AND BLOCK 6 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5 AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 131.49 FEET; THENCE SOUTH 89°57'23" EAST 30.21 FEET; THENCE NORTHERLY 94.17 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 423.43 FEET CONCAVE WESTERLY AND WHOSE CHORD BEARS NORTH 08°34'36" EAST, A DISTANCE OF 93.98 FEET; THENCE NORTH 02°12'20" EAST 38.56 FEET TO THE SOUTH LINE OF WEST CORNELIA AVENUE; THENCE NORTH 89°57'23" WEST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 45.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Pin: 13-24-305-057-0000

Address: 3445 Whipple, Chicago, Illinois.