

# UNOFFICIAL COPY

## RELEASE OF DEED OF TRUST (LEASEHOLD AND FEE)



Doc#: 1421810023 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2014 10:34 AM Pg: 1 of 6

**THIS RELEASE OF DEED OF TRUST (LEASEHOLD AND FEE)** is being executed as of July 11, 2014, by **PACIFIC PB I, LLC**, an Illinois limited liability company ("Mortgagee"), with respect to that certain Deed of Trust (Leasehold and Fee) dated November 1, 2005, recorded in the Recorder's Office of Cook County, Illinois on November 30, 2005 as Document No. 0533418116 and assigned to Mortgagee by that certain Assignment of Note and Lien dated June 21, 2011 and recorded in the Recorder's Office of Cook County, Illinois on June 23, 2011 as Document No. 1117418027 (the "Deed of Trust").

For and in consideration of certain good and valuable consideration, including (without limitation) conveyance of certain property by that certain Special Warranty Deed dated January 1, 2012 and recorded in the Recorder's Office of Cook County, Illinois on October 29, 2012 as Document No. 1230334075 in accordance with that certain Deed in Lieu of Foreclosure Agreement dated January 1, 2012, the receipt and sufficiency of which is acknowledged, Mortgagee does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM to Park Boulevard I LLC, an Illinois limited liability company, any and all of Mortgage's right, title and interest in and to the following described property, including (without limitation) any and all right, title, interest, claim or demand that Mortgagee, its successors and assigns may have acquired in, through or by the said Deed of Trust:

### SEE ATTACHED LEGAL DESCRIPTION

Together will the appurtenances and privileges thereunto belonging or appertaining.

DATED this 11<sup>th</sup> day of July, 2014

### MORTGAGEE:

**PACIFIC PB I, LLC**, an Illinois limited liability company

By: JLM Manager, LLC, its manager

By: [Signature]  
James L. Miller, Jr., its manager

Box 400-CTCC

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State of Illinois                    )  
  )        ss.  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James L. Miller, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Pacific PB I, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of July, 2014.

Commission expires 11/13/17

*Rosalyn G. Montgomery*  
\_\_\_\_\_  
Notary Public



This instrument was prepared by and after recording please return to:

HP3 Law, LLC  
215 West Superior Street, Suite 300  
Chicago, Illinois 60654

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**EXHIBIT A**

**LEGAL DESCRIPTION**

[Attached]

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION OF REAL ESTATE

#### PARCEL 1

##### BOULEVARD NORTH SUB PARCEL A:

UNITS BC3-403, BC3-305, BC3-207, BC3-208, IN THE BOULEVARD NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 2 AND 3 IN BLOCK B, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145023, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30th, 2007 AS DOCUMENT NUMBER 0724215109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

##### SUB-PARCEL B:

UNDIVIDED INTEREST IN THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418105, APPURTENANT TO EACH OF THE FOLLOWING UNITS: UNITS BC3-403, BC3-305, BC3-207, BC3-208 IN THE BOULEVARD NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as: 3506 S. STATE STREET, CHICAGO, IL 60609

PINs: 17-33-423-023-4007; 17-33-423-023-4014; 17-33-423-023-4021; and 17-33-423-023-4024;

#### PARCEL 2- BOULEVARD SOUTH

##### SUB-PARCEL A:

UNITS BC4-405, BC4-305, BC4-407, BC4-307 AND BC4-207 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN BLOCK B, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF

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SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2007 AS DOCUMENT NUMBER 0719915101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## SUB-PARCEL B:

UNDIVIDED INTEREST IN THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 DOCUMENT NUMBER 0533418106, APPURTENANT TO EACH OF THE FOLLOWING UNITS: UNITS BC4-405, BC4-305, BC4-407, BC4-307 AND BC4-207 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

## SUB-PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACES BC4-P1, BC4-P3, BC4-P6, BC4-P14, BC4-P15, BC4-P17, AND BC4-P21, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as: 3522 S. STATE STREET, CHICAGO, IL 60616

PINs: 17-33-423-022-4013; 17-33-423-022-4014; 17-33-423-022-4019; 17-33-423-022-4020; and 17-33-423-022-4021

## PARCEL 3- LANDMARK GARDENS

### SUB-PARCEL A:

UNITS GR2-101, GR2-201, GR2-202 IN THE BOULEVARD LANDMARK/GARDEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 4 AND 11 INCLUSIVE, IN BLOCK D, AND LOTS 1, 8, 9 AND 14 IN BLOCK C, AND LOT 9 IN BLOCK B ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## SUB-PARCEL B:

UNDIVIDED INTEREST IN THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 DOCUMENT NUMBER 0533418107, APPURTENANT TO EACH OF THE FOLLOWING UNITS: UNITS GR2-101, GR2-201, GR2-202 IN THE BOULEVARD LANDMARK/GARDEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

## SUB-PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACES GR2-P4, GR2-P1, GR2-P2, GR2-P3, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as: 3559 S. FEDERAL STREET, CHICAGO, IL 60609

PINs: 17-33-426-014-4039; 17-33-426-014-4040; and 17-33-426-014-4041

## PARCEL 4

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 REFERRED TO ABOVE AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, AS AMENDED FROM TIME TO TIME, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.