

UNOFFICIAL COPY



Doc#: 1511901006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 09:20 AM Pg: 1 of 4

**THIS DOCUMENT WAS
PREPARED BY AND AFTER
RECORDING, MAIL TO:**

SCHIFF HARDIN LLP
233 S. Wacker Drive
Suite 6600
Chicago, Illinois 60606
Attn: Janet M. Johnson

15STONHAWK
3083

This space is for RECORDER'S USE ONLY

PARTIAL RELEASE OF MORTGAGE

WHEREAS, TECHNY LAND CORPORATION, NFP (the "Mortgagee"), as assignee from DIVINE WORD TECHNY COMMUNITY CORPORATION pursuant to that certain Assignment of Mortgage made as of February 8, 2011 and recorded on February 9, 2011 with the Cook County, Illinois, Recorder of Deeds as Document Number 1104044082, is the owner and holder of that certain Junior Mortgage, Assignment of Leases and Rents and Security Agreement made by KZF TOWNHOMES VENTURE, L.L.C., an Illinois limited liability company (the "Mortgagor") to Mortgagee dated as of December 31, 2009 and recorded on January 14, 2010 with the Cook County, Illinois, Recorder of Deeds as Document Number 1001431067 ("Mortgage"), encumbering the real and personal property described therein (the "Property") and

WHEREAS, Mortgagor and Mortgagee now desire to release a portion of the Property from the lien and encumbrance of the Mortgage.

NOW THEREFORE, for good and valuable consideration, Mortgagee does hereby remise, release, quit-claim, exonerate and discharge from the lien, operation and effect of the Mortgage that certain portion of the Property more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Released Premises").

TO HAVE AND TO HOLD, the Released Premises, freed and discharged of the lien, operation and effect of the Mortgage; provided however, that nothing herein shall in anywise impair, alter or diminish the effect, lien, or encumbrance of the Mortgage on that portion of the Property which is not hereby released, or any rights or remedies of the Mortgagee thereunder.

[Signature Page Follows]

S Y
P 4
S N
SC Y
INT D

333-CT

UNOFFICIAL COPY

EXHIBIT A

Legal Description

UNIT 162, 2178 Washington Drive

IN THE MEADOW RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILLINOIS EXCLUDING THE FOLLOWING PARCEL (EC-1 PLAT OF HIGHWAYS PARCEL) THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540; THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82

UNOFFICIAL COPY

DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0829134106, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN NO.: 04-11-304-011-0000 (Portion Only)

PROPERTY ADDRESS: Unit 162, 2178 Washington Drive, Northbrook, Illinois 60062

CH219603956.2