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Doc#: 1528222007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 08:29 AM Pg: 1 of 4

RELEASE DEED

Loan No. 11568

PA: 207 East 31st Street
Chicago, IL 60616

CTI-15WMEATTEALPAZ 3014

KNOW ALL MEN BY THESE PRESENTS, that Evergreen Bank Group, F/K/A Evergreen Community Bank and F/K/A Evergreen Private Bank, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto **31st & Indiana Development, Inc., whose address is 2918 S. Wentworth Avenue, #1F, Chicago, IL 60616**, legal representatives and assign, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage and Assignment of Rents bearing the date of January 10, 2007 and Recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Numbers **0719139148** and **0719139149** Construction Mortgage, Security Agreement and Financing Statement and Assignment of Rents each bearing date the 7th day of November 2007; on the 14th day of November A.D. 2007 as **Document Numbers 0731847024 and 0731847025 respectively**, First Amendment to Construction Mortgage recorded February 1, 2010 and recorded in the Recorder's Office of Cook County, in the State of Illinois as document Number: **1003208203**; Second Amendment to Construction Mortgage recorded February 5, 2011 and recorded in the Recorder's Office of Cook County, in the State of Illinois as document Number: **1111104216** and the Third Amendment to Construction Mortgage recorded January 11, 2012 and recorded in the Recorder's Office of Cook County, in the State of Illinois as document Number: **1201133074** to the premises therein described situated in the County of Cook, State of Illinois, as follows, to wit:

See Exhibit A

COMMONLY KNOWN AS: **207 East 31st Street, Chicago, IL 60616**

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

IN WITNESS WHEREOF, The Evergreen Bank Group, F/K/A Evergreen Community Bank and F/K/A Evergreen Private Bank has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President, and attested by its Vice President, this 12th day of August A.D 2013.

EVERGREEN BANK GROUP F/K/A EVERGREEN PRIVATE BANK

By: *Mary M. Henthorn*
Mary M. Henthorn
Executive Vice President

Attest: *Carolyn A. Owen*
Carolyn A. Owen
Vice President

CTT-15WMEATTEALPAZ 3014 CCRD REVIEWER *RJ*

OR

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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

STATE OF ILLINOIS
COUNTY OF DuPage

I, Margaret Miller

A notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary M. Henthorn, Personally known to me to be the Executive Vice President of the Evergreen Bank Group, F/K/A Evergreen Community Bank and Carolyn A. Owen personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as of said corporation, and caused the Corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 12th day of August A.D 2015.



Margaret Miller
Notary Public

Deliver to:
Evergreen Bank Group
1515 W. 22nd Street Suite 100W
Oak Brook, IL 60523

THIS INSTRUMENT WAS
PREPARED BY Margaret Miller
for
EVERGREEN BANK GROUP
1515 W. 22nd Street Suite 100W
Oak Brook, IL 60523

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 11 TO 16, INCLUSIVE, AND THE VACATED ALLEY SOUTH AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 15 AND NORTH AND ADJOINING THE NORTH LINE OF LOT 16 TAKEN AS A SINGLE TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.08 FEET CHICAGO CITY DATUM (ALL ELEVATION HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.38 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15); THE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 2.58 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. 31ST STREET); THENCE CONTINUING SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 56.99 FEET; THENCE SOUTH 00° 00' 00" WEST, 7.02 FEET; THENCE SOUTH 90° 00' 00" EAST, 2.50 FEET; THENCE SOUTH 00° 00' 00" WEST, 33.67 FEET; THENCE NORTH 90° 00' 00" WEST, 14.23 FEET; THENCE SOUTH 00° 00' 00" WEST, 1.25 FEET; THENCE NORTH 90° 00' 00" WEST, 37.34 FEET; THENCE NORTH 00° 00' 00" EAST, 11.03 FEET; THENCE NORTH 90° 00' 00" WEST, 7.92 FEET; THENCE NORTH 00° 00' 00" EAST, 30.91 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 75.60 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 57.01 FEET; THENCE SOUTH 00° 00' 00" WEST, 31.83 FEET; THENCE NORTH 90° 00' 00" WEST, 51.24 FEET; THENCE SOUTH 00° 00' 00" WEST, 8.86 FEET; THENCE NORTH 90° 00' 00" WEST, 8.29 FEET; THENCE NORTH 00° 00' 00" EAST, 33.66 FEET; THENCE SOUTH 90° 00' 00" EAST, 2.52 FEET; THENCE NORTH 00° 00' 00" EAST, 7.03 FEET TO THE PLACE OF BEGINNING, ALL IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS 2A, 2G, 3C, 3D, 4B, 4C, 5A, 5C, 5D, 5I, G1, G2, G11, G15, G16, S-22, S-23, S-24, S-25, S-27, S-29, S-32 AND S-35 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SIGNATURE RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED

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AS DOCUMENT NO. 0920816007, IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-34-103-001-0000

COMMONLY KNOWN AS: 3101 SOUTH INDIANA AVENUE AND
207 EAST 31ST STREET
CHICAGO, ILLINOIS 60616

Property of Cook County Clerk's Office