

# UNOFFICIAL COPY

First American Title Order # NES 736844-1 lall

PREPARED BY AND  
RECORDING REQUESTED BY  
Inland Bank and Trust  
2805 Butterfield Rd., Ste 200  
Oak Brook IL 60523

Doc#: 1528957073 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/16/2015 10:51 AM Pg: 1 of 3

AND WHEN RECORDED MAIL TO  
Grand Albany Properties LLC  
Tri-Taylor Development LLC  
700 N. Sacramento Blvd., Ste. 151  
Chicago, IL 60612

Space above line is for the Recorder's use only

## SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

Inland Bank and Trust for and in consideration of the payment of the indebtedness secured by the Mortgage and Assignment of Rents hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, CONVEY and QUIT CLAIM unto Chicago Title Land Trust Company, its Successor Trustee to Park National Bank, as Successor Trustee to Cosmopolitan Bank and Trust, as Trustee under Trust Agreement dated September 9, 2005 and known as Trust Number 32114, of the County of Cook and State of Illinois 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 17<sup>th</sup> day of October, 2008 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number(s) 0831257032 and 0831257033 to the premises therein described, situated in the County of Cook, State of Illinois as follows to wit:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

PIN# 16-12-104-009-0000, common address is known as: 627 N. Albany Ave., Chicago, IL 60612

Situated in the City of Chicago, County of Cook, and the State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said corporation has caused its name to be signed to these presents by its Vice President and attested by its Senior Vice President this 21ST day of SEPTEMBER, 2015.

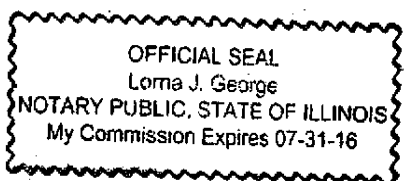
By: *Carla J. Salerno*

Attest: *Thomas E. Lux*

State of Illinois, County of COOK

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Carla J. Salerno personally known to me to be the Vice President of Inland Bank and Trust, and Thomas E. Lux personally known to me to be the Senior Vice President of said corporation, and personally known to me to be the same person (s) whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that such Vice President and Senior Vice President, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 21ST day of SEPTEMBER, 2015.



*Lorna J. George*  
Commission expires:  
7-31-16

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF NORTH ALBANY AVENUE 469.65 FEET NORTH OF THE NORTHEAST CORNER OF WEST OHIO STREET (AS MEASURED ON SAID EAST LINE OF NORTH ALBANY AVENUE), THENCE EASTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 24' 30" AS MEASURED FROM SOUTH TO EAST FROM THE EAST LINE OF NORTH ALBANY AVENUE, A DISTANCE OF 143.14 FEET TO A POINT; THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 36' FROM LAST DESCRIBED LINE, SAID LINE BEING THE EAST FACE AND EAST FACE EXTENDED NORTH 16 FEET OF A 1 STORY BRICK BUILDING, A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTH FACE OF A BRICK BUILDING; THENCE WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 0.50 FEET TO A POINT, SAID POINT BEING THE CENTER OF A BRICK WALL; THENCE SOUTHERLY ON A LINE ALONG THE CENTER OF SAID BRICK WALL AND PERPENDICULAR TO THE LAST DESCRIBED LINE 20.15 FEET TO A POINT; SAID POINT BEING THE CENTER OF A BRICK WALL TO THE EAST; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 0.37 FEET TO A POINT IN THE CENTER OF A BRICK WALL TO THE SOUTH; THENCE SOUTHERLY ON A LINE ALONG THE CENTER OF SAID BRICK WALL AND FORMING AN ANGLE OF 90 DEGREES 07' 40 SECONDS AS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, A DISTANCE OF 30.65 FEET TO A POINT ON THE CENTER LINE OF A BRICK WALL TO THE EAST; THENCE EASTERLY ON A LINE ALONG THE CENTER OF SAID BRICK WALL AND FORMING AN ANGLE OF 89 DEGREES 49' 15 SECONDS AS MEASURED FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 46.00 FEET TO A POINT ON THE CENTER LINE OF A BRICK WALL TO THE SOUTH; THENCE SOUTHERLY ON SAID CENTER OF A BRICK WALL AND ON A LINE FORMING AN ANGLE OF 89 DEGREES 51 MINUTES 30 SECONDS AS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, A DISTANCE OF 16.50 FEET TO A POINT ON THE CENTER LINE OF A BRICK WALL TO THE EAST; THENCE EASTERLY ALONG SAID CENTER LINE OF BRICK WALL AND CENTER LINE OF BRICK WALL EXTENDED ON A LINE FORMING AN ANGLE OF 89 DEGREES 54 MINUTES 45 SECONDS AS MEASURED FROM NORTH TO EAST FROM THE LAST DESCRIBED LINE, A DISTANCE OF 68.70 FEET TO A POINT; THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 43 MINUTES 50 SECONDS AS MEASURED FROM THE WEST TO SOUTH FROM THE LAST DESCRIBED LINE, 321.08 FEET TO THE NORTH LINE OF WEST OHIO STREET; THENCE WESTERLY ALONG THE NORTH LINE OF WEST OHIO STREET 257.62 FEET TO A POINT; THENCE NORTH ON THE EASTLINE OF NORTH ALBANY AVENUE 469.65 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF WEST OHIO STREET 257.62 FEET EAST OF NORTHEAST CORNER OF NORTH ALBANY AVENUE, AS MEASURED ON THE NORTH LINE OF WEST OHIO STREET; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 34 MINUTES WITH THE NORTH LINE OF WEST OHIO STREET, A DISTANCE OF 321.08 FEET TO A POINT: THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 43 MINUTES 50 SECONDS AS MEASURED FROM SOUTH TO WEST FROM THE LAST DESCRIBED LINE, A DISTANCE OF 14.0 FEET TO A POINT: THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES 10 SECONDS AS MEASURED FROM EAST TO SOUTH FROM LAST DESCRIBED LINE, TO THE NORTH LINE OF WEST OHIO STREET THENCE EASTERLY ALONG THE NORTH LINE OF WEST OHIO STREET, A DISTANCE OF 14.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## UNOFFICIAL COPY

## PARCEL 2:

EASEMENT FOR THE USE OF THE FOLLOWING DESCRIBED TRACT FOR A RAILROAD SWITCH TRACK: THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT A POINT ON THE NORTH LINE OF WEST OHIO STREET 257.62 FEET EAST OF THE NORTHEAST CORNER OF NORTH ALBANY AVENUE AS MEASURED ON THE NORTH LINE OF WEST OHIO STREET; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 34 MINUTES WITH THE NORTH LINE OF WEST OHIO STREET, A DISTANCE OF 321.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 43 MINUTES 50 SECONDS AS MEASURED FROM SOUTH TO WEST, A DISTANCE OF 0.82 FEET; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 32 MINUTES 50 SECONDS AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 352.85 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE WHICH FORMS AN ANGLE OF 187 DEGREES 58 MINUTES 10 SECONDS AS MEASURED FROM SOUTH THROUGH WEST TO NORTH FROM THE LAST DESCRIBED LINE, 100.96 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVED LINE CONCAVE TO THE WEST HAVING A RADIUS OF 525.03 FEET AND A CHORD DIMENSION OF 283.24 FEET, SAID CHORD FORMS AN ANGLE OF 155 DEGREES 23 MINUTES 30 SECONDS AS MEASURED FROM SOUTH THROUGH WEST FROM THE LAST DESCRIBED LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID RAILROAD, 36.51 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONCAVE TO THE WEST HAVING A RADIUS OF 511.03 FEET AND A CHORD DIMENSION OF 307.09 FEET, SAID CHORD FORMS AN ANGLE OF 38 DEGREES 39 MINUTES 30 SECONDS AS MEASURED FROM EAST TO SOUTH FROM AFORESAID SOUTHERLY RAILROAD RIGHT OF WAY LINE TO A POINT; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 153 DEGREES, 27 MINUTES 30 SECONDS AS MEASURED FROM NORTH THROUGH WEST TO SOUTH FROM THE LAST DESCRIBED CHORD LINE, A DISTANCE OF 100.96 FEET TO A POINT; THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 187 DEGREES 58 MINUTES 10 SECONDS AS MEASURED FROM NORTH THROUGH WEST TO SOUTH WITH THE LAST DESCRIBED LINE, A DISTANCE OF 352.90 FEET TO A POINT; THENCE EAST ON A LINE FORMING AN ANGLE OF 89 DEGREES 32 MINUTES 50 SECONDS AS MEASURED FROM NORTH TO EAST 14.82 FEET TO THE POINT OF BEGINNING.

## PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS OVER: THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH ALBANY AVENUE 469.65 FEET NORTHERLY, AS MEASURED ALONG SAID EAST LINE OF NORTH ALBANY AVENUE OF THE NORTH LINE OF WEST OHIO STREET; THENCE EASTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 24 MINUTES 30 SECONDS AS MEASURED FROM SOUTH TO EAST FROM THE EAST LINE OF NORTH ALBANY AVENUE A DISTANCE OF 143.17 FEET TO A POINT; THENCE NORTHERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 24 MINUTES AS MEASURED FROM WEST TO NORTH FROM THE LAST DESCRIBED LINE A DISTANCE OF 16.00 FEET TO A POINT; THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 24 MINUTES AS MEASURED FROM SOUTH TO WEST TO THE EAST LINE OF NORTH ALBANY AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF NORTH ALBANY AVENUE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.