

# UNOFFICIAL COPY



Doc#: 1529322033 Fee: \$46.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 10:08 AM Pg: 1 of 5

When recorded return to:

Fidelity National Title - NCS DIV  
Attn.: Kelli Vos  
One East Washington Street Suite 450  
Phoenix, AZ. 85004  
602-343-7572

Escrow No. Z1519989

S252-1500455

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE  
RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

Release Deed

RECEIVED

6

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This instrument was prepared by:  
 Morris, Manning & Martin, LLP  
 1600 Atlanta Financial Center  
 3343 Peachtree Road, N.E.  
 Atlanta, GA 30326  
 Attn: Frederick C. C. Boyd, III, Esq.

Property: See Exhibit A

Cross references:

Consolidated, Amended and Restated  
 Real Estate Mortgage and Security  
 Agreement (Fee and Leasehold) dated  
 December 22, 2005, and recorded on  
 December 30, 2005, as Instrument No.  
 0536445111

STATE OF ILLINOIS

COUNTY OF COOK

**RELEASE DEED**

THIS RELEASE DEED ("Deed"), made as of the 29<sup>th</sup> day of September, 2015, between **BANK OF AMERICA, N.A.**, as mortgagee ("Grantor") and **SHAMROCK COMPANY, SHAMROCK TBC, INC., AND MCGUE FAMILY, L.L.C.**, as mortgagor (collectively, "Grantee") (the words "Grantor" and "Grantee" include their respective heirs, successors and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM to Grantee:

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Cook County, Illinois, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

The purpose for which this Deed is given is to release the Property only from that certain Consolidated, Amended and Restated Real Estate Mortgage and Security Agreement (Fee and Leasehold) dated December 22, 2005, and recorded on December 30, 2005, as Instrument No. 0536445111 (the "Security Instrument") in favor of Grantor.

TO HAVE AND TO HOLD the Property to Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property, or any rights thereof, under the Security Instrument.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that, except as expressly provided herein, this Deed shall in no way release, affect or impair the indebtedness owed by Grantee to Grantor which is

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continuing and evidenced by certain loan documents or any other liens and security interests securing the same, which shall remain in full force and effect.

[Signature on the following page]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Deed under seal as of the day and year first above written.

**GRANTOR:**

**BANK OF AMERICA, N.A.,**  
as mortgagee

By: [Signature] (SEAL)  
Name: Shawn Janko  
Title: Senior Vice President

STATE OF Georgia §  
COUNTY OF Walton §

On this 24<sup>th</sup> day of September 2015, before me personally appeared Shawn Janko, to me known to be a SVP of Bank of America, N.A., the national banking association that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said national banking association, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public in and for said County and State  
My Commission Expires: June 23, 2019

**N S HUDSON**  
**NOTARY PUBLIC**  
Walton County  
State of Georgia  
My Comm. Expires June 23, 2019

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9950 W. Roosevelt Road  
Westchester, IL 60154  
Cook County

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WESTCHESTER, COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lots 248 to 253 both inclusive (except that part of said Lots, if any, underlying part taken by Condemnation for Addison Creek in Case No. 60625, County Court of Cook County) in William Zelosky's Terminal Addition to Westchester in the South  $\frac{1}{2}$  of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Excepting therefrom the following described part of the land taken in Condemnation Case 02L050837 Circuit Court of Cook County, that part of Lot 248 described as follows:

Beginning at the Southeast corner of said Lot 248; thence on an assumed bearing of South 87 degrees 28 minutes 22 seconds West along the Southerly line of said Lot 248 a distance of 8.73 feet; thence north 02 degrees 31 minutes 38 seconds West 15.00 feet; thence North 87 degrees 26 minutes 22 seconds East 8.85 feet to the East line of said Lot 248; thence South 02 degrees 04 minutes 48 seconds East along said Easterly line 15.00 feet to the point of beginning.

Also excepting therefrom these parts of lots 248, 249, and 251, taken in Condemnation Case No. 02L050837 Circuit Court of Cook County, Illinois described as follows:

Commencing at the Southwest corner of said Lot 248; thence on an assumed bearing of North 02 degrees 04 minutes 48 seconds West along the Easterly line of said Lot 248 a distance of 15.00 feet to the point of beginning; thence South 87 degrees 28 minutes 22 seconds West 8.85 feet; thence South 02 degrees 31 minutes 38 seconds East 15.00 feet to the Southerly line said Lot 248; thence South 87 degrees 28 minutes 22 seconds West along said Southerly line of Lot 248 and along the Southerly line of Lots 249, 250 and 251 a distance of 70.00 feet; thence North 02 degrees 31 minutes 38 seconds West 20.00 feet; thence North 87 degrees 23 minutes 22 seconds East 78.89 feet to the Easterly line of said Lot 248; thence South 02 degrees 04 minutes 48 seconds; East along said Easterly line 5.00 feet to the point of beginning.

Parcel 2: the South  $\frac{1}{2}$  of that part of vacated East and West alley North and adjoining said Lots 248 to 253 both inclusive in William Zelosky's Terminal Addition to Westchester, aforesaid, lying West of the West line of Addison Creek as so condemned, all in Cook County Illinois.

PIN: 15-16-422-027-0000  
15-16-422-028-0000  
15-16-422-029-0000  
15-16-422-030-0000  
15-16-422-031-0000  
15-16-422-032-0000