

UNOFFICIAL COPY



1529416004

Doc#: 1529416004 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2015 09:44 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. Z1519995

5252-1500461

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

DOCUMENT TO BE RECORDED:

Release Deed

R

5

UNOFFICIAL COPY

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

UCC Financing Statement recorded
on November 19, 2004, as Instrument
No. 0432434113

Assignment of Lessor's Interest in
Lease dated November 8, 2004, and
recorded on November 19, 2004, as
Instrument No. 0432434110

Assignment of Purchase Price dated
November 8, 2004, and recorded on
November 19, 2004, as Instrument
No. 0432434111

STATE OF ILLINOIS

COUNTY OF COOK

RELEASE DEED

THIS RELEASE DEED ("Deed"), made as of the 29th 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").

UNOFFICIAL COPY

The purpose for which this Deed is given is to release the Property only from (i) 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, (ii) that certain UCC Financing Statement recorded on November 19, 2004 as Instrument No. 0432434113, (iii) that certain Assignment of Lessor's Interest in Lease dated November 8, 2004, and recorded on November 19, 2004, as Instrument No. 0432434110, and (iv) that certain Assignment of Purchase Price dated November 8, 2004, and recorded on November 19, 2004, as Instrument No. 0432434111 (collectively, the "Security Instruments") 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 Instruments.

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 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]

UNOFFICIAL COPY

3300 W. 183rd Street
Hazel Crest, IL 60429
Cook County

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1: LOT 3 IN CODEVCO RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 38, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 8, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR PARKING PURPOSES AS CONTAINED IN EASEMENT AND OPERATING AGREEMENT DATED OCTOBER 8, 1982 AND FILED OCTOBER 18, 1982 AS DOCUMENT LR 3278438, UNDER, THROUGH AND ACROSS THE "COMMON AREAS" AS THAT TERM IS DEFINED IN SAID INSTRUMENT OF THE FOLLOWING DESCRIBED LAND; LOT 1 IN CODEVCO RESUBDIVISION BEING A RESUBMISSION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS REGISTERED WITH THE REGISTRAR OF TORRENS TITLES ON JUNE 10, 1982 AS DOCUMENT LR 3282521 IN COOK COUNTY, ILLINOIS.

PIN: 28-35-402-012-0000

Property of Cook County Clerk's Office