

UNOFFICIAL COPY

Doc#: 1532355379 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2015 01:57 PM Pg: 1 of 4

RECORDATION REQUEST BY:

Signature Bank
6400 N. Northwest Highway
Chicago, IL 60631

PREPARED BY:

Jill Jacob
Signature Bank
9701 W. Higgins Rd., Suite 500
Rosemont, IL 60018

WHEN RECORDED MAIL TO:

Jill Jacob
Signature Bank
9701 W. Higgins Rd., Suite 500
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

MORTGAGE AND ASSIGNMENT OF RENTS RELEASE

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

KNOW ALL MEN BY THESE PRESENTS, That SIGNATURE BANK, whose address is 6400 N. Northwest Highway, Chicago, IL 60631, a corporation of the State of ILLINOIS, for and in consideration of the payment of the indebtedness secured by the MORTGAGE AND ASSIGNMENT OF RENTS herein after mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto STOUT PROPERTIES, LLC, heirs, legal representatives and assigns, 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 date the 4th of January, 2013, recorded the 11th day of February, 2013 in the Recorder's Office of COOK County, in the State of ILLINOIS, as Documents Number 1304253055 and 1304255056, to the premises therein described, situated in the County of COOK, State of ILLINOIS, as follows to-wit:

SEE ATTACHED EXHIBIT A

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

Permanent Real Estate Index Numbers: 17-31-101-013; 17-31-101-016 and 17-31-108-028

UNOFFICIAL COPY

EXHIBIT A

File No.: 2122076

Property Address: 2100 W 32ND STREET, CHICAGO, IL, 60608

PARCEL 1:

THAT PART OF VACATED WEST BROSS AVENUE AND OF BLOCK 18 IN S.J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL, OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUSIVE WITHIN A STRIP OF LAND, 20 FEET IN WIDTH, EXTENDING WESTWARDLY FROM THE WESTERLY LINE OF SOUTH HOYNE AVENUE, BEING ALSO THE EASTERLY LINE, AND THE EXTENSION THEREOF, OF SAID BLOCK 18 TO THE LINE DEFINING THE SOUTHERLY BOUNDARY OF PARCEL "1 M" 203.1 AS DESCRIBED IN CONDEMNATION PROCEEDINGS "63S13490", SAID STRIP OF LAND BEING BOUNDED BY AND LYING BETWEEN LINES, AND PROLONGATION OF LINES, WHICH ARE PARALLEL AND CONCENTRIC WITH AND 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; BEGINNING ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE AT A POINT 264.74 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 18 AND RUNNING THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHERLY, AND HAVING A RADIUS OF 398.02 FEET, A DISTANCE OF 79.30 FEET TO A POINT 21.99 FEET, MEASURED PERPENDICULARLY, SOUTHERLY FROM THE SOUTHERLY LINE OF SAID BLOCK 18 AND 66.65 FEET MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY LINE OF SOUTH HOYNE AVENUE; THENCE NORTH WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 202.90 FEET TO A POINT 13.99 FEET, MEASURED PERPENDICULARLY, NORTHERLY FROM THE SOUTHERLY LINE OF SAID BLOCK 18 AND 225.70 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM THE WESTERLY LINE OF SOUTH HOYNE AVENUE; THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHERLY, AND HAVING A RADIUS OF 398.02 FEET (THE WESTERLY TERMINUS OF WHICH ARC IS A POINT 173.17 FEET EASTERLY FROM THE WESTERLY LINE AND 10 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID BLOCK 18), A DISTANCE OF 68.06 FEET TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF PARCELS OF LAND DESCRIBED IN SAID CONDEMNATION PROCEEDINGS (SAID SOUTHERLY BOUNDARY LINE BEING A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF THE SOUTHERLY RESERVE OF ILLINOIS AND MICHIGAN CANAL) 844 FEET (AS MEASURED ALONG SAID SOUTHERLY LINE) SOUTHWESTERLY FROM THE WESTERLY LINE OF SAID SOUTH HOYNE AVENUE, TO A POINT ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE WHICH IS 112 FEET (AS MEASURED ALONG SAID WESTERLY LINE) SOUTHEASTERLY FROM THE SOUTHERLY LINE OF THE SOUTHERLY RESERVE AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARTS OF BLOCKS 16 AND 18, PART OF VACATED BROSS AVENUE LYING SOUTHEASTERLY OF SAID BLOCK 18 AND PART OF VACATED HAMILTON AVENUE LYING SOUTHWESTERLY OF SAID BLOCK 16 ALL IN S.J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL, OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, WHICH TRACT OF LAND IS BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF SOUTH HOYNE AVENUE ON THE SOUTH BY THE NORTH LINE OF WEST 32ND STREET AS DEEDED BY INSTRUMENT RECORDED

UNOFFICIAL COPY

DECEMBER 14, 1950 AS DOCUMENT 14973547 ON THE SOUTH WEST BY A STRAIGHT LINE WHICH EXTENDS NORTHWARD FROM A POINT ON SAID NORTH LINE OF WEST 32ND STREET THAT IS 350 FEET WEST OF THE POINT OF INTERSECTION TO SAID NORTH STREET LINE AND SAID SOUTHWESTERLY LINE OF SOUTH HOYNE AVENUE TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 18 WHICH IS 305.43 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 18 AND ON THE NORTH BY A LINE 10 FEET (MEASURED PERPENDICULAR) SOUTHERLY FROM AND PARALLEL TO THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 18 WHICH IS 10 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK AND RUNNING THENCE NORTHWESTWARDLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK, A DISTANCE OF 173.17 FEET THENCE EASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 398.02 FEET AND CONVEX NORTHERLY, A DISTANCE OF 266.62 FEET TO A POINT 103.99 FEET (MEASURED PERPENDICULARLY) NORTHERLY FROM THE SOUTHERLY LINE AND 225.70 FEET (MEASURED PERPENDICULARLY) WESTERLY FROM THE EASTERLY LINE OF SAID BLOCK, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 202.90 FEET TO A POINT 21.99 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID SOUTHERLY LINE OF BLOCK 18 AND 66.65 FEET (MEASURED PERPENDICULARLY) WESTERLY FROM SAID WESTERLY LINE OF SOUTH HOYNE AVENUE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 398.02 FEET AND CONVEX SOUTHERLY A DISTANCE OF 79.30 FEET TO A POINT ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE, WHICH IS 264.74 FEET SOUTHEASTERLY FROM THE POINT ON SAID WESTERLY STREET LINE WHICH IS THE MOST NORTHERLY CORNER OF SAID BLOCK 18, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-31-101-013 & 17-31-101-016 & 17-31-108-028

Cook County Clerk's Office