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THIS DOCUMENT WAS

PREPARED BY:

Barnett P. Ruttenberg
824 Judson Avenue
Highland Park, Illinois 60035

Doc#: 1604922069 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 01:45 PM Pg: 1 of 8

AFTER RECORDING

RETURN TO:

Barnett P. Ruttenberg
824 Judson Avenue
Highland Park, Illinois 60035

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that KEYBANK NATIONAL ASSOCIATION, with an address of 66 South Pearl Street, 5th Floor, Albany, NY 12207, for and in consideration of one dollar (\$1.00) and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto RAVENSWOOD WINCHESTER APARTMENTS, an Illinois limited liability company, its successors and assigns, all right, title, interest, claim or demand whatsoever it may have acquired in, through or by that certain Mortgage Assignment of Rents, Security Agreement and Fixture Filing dated as of February 7, 2014 and recorded on February 13, 2014 as document number 1404434051 and the Final Judgment dated as of February 7, 2014 and recorded on February 13, 2014 as document number 1404434052 in the Recorder's Office, in the premises described as follows, situated in the County of Cook, State of Illinois, as follows to wit: commonly known as 4501 n. Winchester, Chicago, IL 60640. SEE EXHIBIT A HERETO FOR LEGAL DESCRIPTION

*1404434052

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

Witness my hand and seal as of this 28 day of January 2016.

KEYBANK NATIONAL ASSOCIATION

By: Gayle Klass
Name: Gayle Klass
Its: Vice President

Box 400

CCRD REVIEWER

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ACKNOWLEDGMENT

County of Cuyahoga)
) SS.
State of Ohio)

The undersigned, a notary public in and for the above county and state, certifies that Gayle Glass known to me to be the Vice President of **KEY BANK NATIONAL ASSOCIATION** and the same person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, appeared before me and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth herein.

Dated: January 28, 2016  (SEAL)
Signature of Notary Public

My commission expires 9/29/18

MARY CATALUSCI
Notary Public, State of Ohio
My Commission Expires Sept. 24, 2018
MC



Clerk's Office

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EXHIBIT A**PARCEL 1:**

LOTS 1, 2 AND 3 OF SAMUEL BROWN JR'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

TOGETHER WITH

LOTS 1 AND 2 IN FELIX CANDA'S RESUBDIVISION OF LOT 15 IN BLOCK 14 IN RAVENSWOOD AFORESAID

TOGETHER WITH

PART OF LOTS 16, 17, 18, 19 AND 20 AND PART OF VACATED NORTH WINCHESTER AVENUE ADJOINING LOTS 17 AND 18 IN BLOCK 14 IN RAVENSWOOD AFORESAID TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 07 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 351.45 FEET TO EASTERLY EXTENSION OF THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST ALONG SAID EXTENSION AND THE NORTH FACE OF SAID BUILDING 104.35 FEET TO THE WEST FACE OF SAID ONE STORY BRICK; THENCE SOUTH 00 DEGREES 07'01" EAST 107.40 FEET; THENCE SOUTH 89 DEGREES 46'32" WEST 48.08 FEET; THENCE NORTH 00 DEGREES 01'39" EAST 25.42 FEET; THENCE SOUTH 89 DEGREES 44'43" WEST 54.88 FEET; THENCE SOUTH 00 DEGREES 00'17" WEST 76.94 FEET; THENCE SOUTH 89 DEGREES 59'43" EAST 55.03 FEET TO THE EAST LINE OF NORTH WINCHESTER AVENUE; THENCE SOUTH 00 DEGREES 07'32" EAST ALONG SAID EAST LINE 192.13 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAMUEL BROWN JR.'S SUBDIVISION AFORESAID; THENCE NORTH 90 DEGREES 00'00" EAST ALONG THE SOUTH LINE OF LOTS 1, 2 AND 3 IN SAMUEL BROWN JR.'S SUBDIVISION AFORESAID 152.99 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 44.65 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 07'32" WEST ALONG THE EAST LINE OF SAID TRACT 246.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07'32" WEST ALONG THE EAST LINE OF SAID TRACT 105.00 FEET TO EASTERLY EXTENSION OF THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 58'54" WEST ALONG SAID EXTENSION AND THE NORTH FACE OF SAID BUILDING 104.35 FEET TO THE WEST FACE OF SAID ONE STORY BRICK; THENCE SOUTH 00 DEGREES 07'01" EAST 105.44 FEET; THENCE SOUTH 89 DEGREES 46'32" EAST 104.36 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS 1 THROUGH 150, BOTH INCLUSIVE IN 4501 NORTH DAMEN GARAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 13 TO 18 IN BLOCK 15 TOGETHER WITH PART OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 IN BLOCK 15 ALL IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 67.50 CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES

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AND PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AFORESAID; THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 128.07 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 27 MINUTES WEST 240.24 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 19.72 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS WEST 37.88 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 31 SECONDS WEST 147.55 FEET TO THE WEST LINE OF LOT 18 AFORESAID; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF LOTS 13 TO 18 AFORESAID 278.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2002 AS DOCUMENT NUMBER 0021432128, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 7, 2003 AS DOCUMENT NO. 0030322390, SECOND AMENDMENT RECORDED AUGUST 17, 2004 AS DOCUMENT NO. 0423019143, AND RE-RECORDED AUGUST 30, 2004 AND OCTOBER 20, 2004 AS DOCUMENT NOS. 0424327043 AND 0429419051, RESPECTIVELY, AND THIRD AMENDMENT RECORDED MARCH 21, 2007 AS DOCUMENT NO. 070801572, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, INCLUDING BUT NOT LIMITED TO EASEMENTS FOR STRUCTURAL SUPPORT, ACCESS, UTILITIES, SHARED FACILITIES, ENCROACHMENTS, MAINTENANCE AND REPAIR, AND ENCROACHMENTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR MAINTENANCE OF PARTY WALL, ALL AS PER GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RAVENSWOOD TOWN CENTER LOCATED AT THE SOUTHEAST QUADRANT OF DAMEN AND WILSON IN CHICAGO, ILLINOIS DATED DECEMBER 20, 2002, BY CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 2002 AND KNOWN AS TRUST NO. 1110819, RECORDED DECEMBER 23, 2002, AS DOCUMENT NO. 0021432118, AS AMENDED BY FIRST AMENDMENT TO GRANT AND RESERVATION RECORDED MARCH 31, 2003 AS DOCUMENT NO. 0030435141, BY SECOND AMENDMENT TO GRANT AND RESERVATION RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512506124, BY THIRD AMENDMENT TO GRANT AND RESERVATION RECORDED AUGUST 1, 2007 AS DOCUMENT NO. 0621332092, AND BY AMENDED AND RESTATED GRANT AND RESERVATION RECORDED JULY 18, 2008 AS DOCUMENT NO. 0820029016.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 2, INCLUDING BUT NOT LIMITED TO EASEMENTS FOR ENCROACHMENTS, UTILITIES, AND ACCESS TO AND FROM GARAGE UNITS, ALL AS PER DECLARATION OF CONDOMINIUM OF 4501 NORTH DAMEN GARAGE CONDOMINIUM RECORDED DECEMBER 23, 2002, AS DOCUMENT NO. 0021432128, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 7, 2003 AS DOCUMENT NO. 0030322390, SECOND AMENDMENT RECORDED AUGUST 17, 2004 AS DOCUMENT NO. 0423019143, RE-RECORDED AUGUST 30, 2004 AS DOCUMENT NO. 0424327043, AND FURTHER RE-RECORDED OCTOBER 20, 2004 AS DOCUMENT NO. 0429419051, AND THIRD AMENDMENT RECORDED MARCH 21, 2007 AS DOCUMENT NO. 0708015072.

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14-18-212-037-1002	14-18-212-037-1052	14-18-212-037-1105
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EXHIBIT B

Permitted Encumbrances

Those exceptions set forth in Schedule B of the Proforma Loan Policy of Title Insurance issued by Chicago Title Insurance Company, issued pursuant to that certain title commitment dated February 14, 2013 as File No. 1401 008917444 D1.

Property of Cook County Clerk's Office

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EXHIBIT C

The loan evidenced by the Note will bear interest at the Applicable Rate, unless the Default Rate is applicable. The Adjusted Prime Rate shall be the "Applicable Rate," except that the Adjusted LIBOR Rate shall be the "Applicable Rate" with respect to portions of the Loan as to which a LIBOR Rate Option is then in effect.

Provided that no Event of Default exists, Mortgagor has the option (the "LIBOR Rate Option") to elect from time to time an Adjusted LIBOR Rate as the Applicable Rate for all or any portion of the Loan which would otherwise bear interest at the Adjusted Prime Rate.

For the purposes of this Exhibit C, the following terms shall have the following meanings:

Adjusted LIBOR Rate: For any LIBOR Rate Interest Period, an interest rate per annum equal to the sum of (a) the rate obtained by dividing (i) the LIBOR Rate for such LIBOR Rate Interest Period by (ii) a percentage equal to One Hundred Percent (100%) minus the Reserve Percentage for such LIBOR Rate Interest Period and (b) the LIBOR Rate Margin.

Adjusted Prime Rate: A rate per annum equal to the sum of (a) the Prime Rate Margin and (b) the greater of (i) the Prime Rate or (ii) One Percent (1%) in excess of the Federal Funds Effective Rate; provided; however, that the Adjusted Prime Rate as of a date shall in no event be less than the Adjusted LIBOR Rate in effect on such date for a LIBOR Rate Interest Period of one (1) month. Any change in the Adjusted Prime Rate (or the Federal Funds Effective Rate, as applicable) shall be effective immediately from and after such change in the Adjusted Prime Rate (or the Federal Funds Effective Rate, as applicable).

Business Day: A day of the year on which banks are not required or authorized to close in Cleveland, Ohio.

Federal Funds Effective Rate: For any day, the rate per annum (rounded upward to the nearest One One-Hundredth of One Percent (1/100 of 1%)) announced by the Federal Reserve Bank of Cleveland on such day as being the weighted average of the rates on overnight federal funds transactions arranged by federal funds brokers on the previous trading day, as computed and announced by such Federal Reserve Bank in substantially the same manner as such Federal Reserve Bank computes and announces the weighted average it refers to as the "Federal Funds Effective Rate."

LIBOR Business Day: A Business Day on which dealings in U.S. dollars are carried on in the London Interbank Market.

LIBOR Rate: For any LIBOR Rate Interest Period, the average rate (rounded upwards to the nearest 1/16th) as shown by Reuters at which deposits in U.S. dollars are offered by first class banks in the London Interbank Market at approximately 11:00 a.m. (London time) on the day that is two (2) LIBOR Business Days prior to the first day of such LIBOR Rate Interest Period with a maturity approximately equal to such LIBOR Rate Interest Period and in an amount approximately equal to the amount to which such LIBOR Rate Interest Period relates, adjusted for reserves and taxes if required by future regulations. If Reuters no longer reports

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such rate or Mortgagor determines in good faith that the rate so reported no longer accurately reflects the rate available to KeyBank National Association in the London Interbank Market, Mortgagor may select a replacement index.

LIBOR Rate Interest Period: With respect to each amount of the Loan bearing interest at a LIBOR based rate, a period of one, two or three months, to the extent deposits with such maturities are available to Lenders, commencing on a LIBOR Business Day, as selected by Mortgagor; provided, however, that (a) any LIBOR Rate Interest Period which would otherwise end on a day which is not a LIBOR Business Day shall continue to and end on the next succeeding LIBOR Business Day, unless the result would be that such LIBOR Rate Interest Period would be extended to the next succeeding calendar month, in which case such LIBOR Rate Interest Period shall end on the next preceding LIBOR Business Day (b) any LIBOR Rate Interest Period which begins on a day for which there is no numerically corresponding date in the calendar month in which such LIBOR Rate Interest Period would otherwise end shall instead end on the last LIBOR Business Day of such calendar month, and (c) Mortgagor may not select a LIBOR Rate Interest Period which would end after the Scheduled Maturity Date.

LIBOR Rate Margin: Two and One-Half Percent (2-1/2%) (250 basis points) per annum.

Prime Rate: That interest rate established from time to time by KeyBank National Association as its prime rate, whether or not such rate is publicly announced; the Prime Rate may not be the lowest interest rate charge by KeyBank National Association for commercial or other extensions of credit.

Prime Rate Margin: Three Quarters of One Percent (3/4 of 1%) (75 basis points) per annum.

Reserve Percentage: For any LIBOR Rate Interest Period, that percentage which is specified three (3) Business Days before the first day of such LIBOR Rate Interest Period by the Board of Governors of the Federal Reserve System (or any successor) or any other governmental or quasi-governmental authority with jurisdiction over a Lender for determining the maximum reserve requirement (including, but not limited to, any marginal reserve requirement) for a Lender with respect to liabilities constituting of or including (among other liabilities) Eurocurrency liabilities in an amount equal to that portion of the Loan affected by such LIBOR Rate Interest Period and with a maturity equal to such LIBOR Rate Interest Period.