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RELEASE DEED (ILLINOIS)



Doc#: 1606116054 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2016 02:33 PM Pg: 1 of 4

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 MEMORANDUM OF PURCHASE AGREEMENT WAS FILED.

KNOW ALL MEN BY THESE PRESENTS,

THAT CMK GROUP, LLC, an Illinois limited liability company (the "Buyer") of the County of Cook and State of Illinois, in consideration of one dollar (\$1.00) and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto FRANKLIN POINT EQUITIES, LLC, an Illinois limited liability company (the "Seller"), all the right, title, interest, claim, or demand whatsoever (including any right to purchase the Premises (as defined below) pursuant to the Agreement (as such term is defined in the Memorandum)) which the undersigned may have acquired in, through, or by the Agreement and/or that certain Memorandum of Purchase Agreement, bearing the date of October 8, 2014, and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Number ~~1428719140~~ the "Memorandum"), to the premises (the "Premises") therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

142871909 SEE "EXHIBIT A"

Buyer hereby agrees and acknowledges that the Agreement and the Memorandum are hereby terminated and that the Premises is hereby forever released from the terms and conditions of the Agreement and the Memorandum.

NU-649224IL2
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CMK GROUP, LLC, an Illinois limited liability company

By: _____
Name: Colin M. Kihnke
Title: Manager

CLERK REVIEWER

6492241L3

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Natalie Munoz, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Colin M. Kihnke, as Manager of CMK Group, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 ^{February, 2016} day of ~~December, 2015~~.



 Notary Public

Commission Expires: 2-16-19

This instrument was prepared by and after recording please return this document to:

David J. O'Keefe
 Schain, Banks, Kenny & Schwartz, Ltd.
 70 W. Madison St., Ste. 5300
 Chicago, Illinois 60602



F:\DJO\CMK\FP\RELEASE OF MOC PH III.DOC

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF BLOCK 88 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ALL TAKEN AS ONE TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST HARRISON STREET WITH THE WEST LINE OF SOUTH WELLS STREET, SAID POINT BEING 10.00 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 88 AFORESAID, AND RUNNING THENCE SOUTH 00 DEGREES, 01 MINUTES, 33 SECONDS WEST ALONG THE WEST LINE OF SOUTH WELLS STREET, A DISTANCE OF 325.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 27 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES, 58 MINUTES, 27 SECONDS WEST ALONG SAID STRAIGHT LINE, A DISTANCE OF 242.80 FEET TO AN INTERSECTION WITH THE EAST DOCK LINE OF THE NEW CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL ON JULY 8, 1926; THENCE NORTH 08 DEGREES, 19 MINUTES, 28 SECONDS WEST ALONG SAID DOCK LINE, SAID DOCK LINE BEING HERE A LINE WHICH IS 200.00 FEET EASTERLY FROM AND PARALLEL WITH THE EAST LINES OF LOTS 15, 17 AND 18 IN THE RAILROAD COMPANIES RESUBDIVISION OF PART OF THE SCHOOL SECTION ADDITION TO CHICAGO, THE PLAT OF WHICH WAS RECORDED MARCH 29, 1924 AS DOCUMENT NO. 8339751, A DISTANCE OF 101.08 FEET; THENCE NORTH 07 DEGREES, 11 MINUTES, 37 SECONDS WEST ALONG SAID EAST DOCK LINE, A DISTANCE OF 211 .66 FEET TO A POINT 15.58 FEET SOUTH OF THE SOUTH LINE OF WEST HARRISON STREET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 35 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF WEST HARRISON STREET, A DISTANCE OF 39.05 FEET TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF WEST HARRISON STREET AT A POINT 475.01 FEET (AS MEASURED ALONG THE NORTH LINE OF BLOCK 88, BEING THE SOUTH LINE OF WEST HARRISON STREET) WEST OF THE NORTHEAST CORNER OF SAID BLOCK 86; THENCE NORTH 00 DEGREES, 05 MINUTES, 25 SECONDS EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 15.58 FEET TO THE AFORESAID POINT ON THE SOUTH LINE OF WEST HARRISON STREET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 35 SECONDS EAST ALONG SAID SOUTH LINE OF WEST HARRISON STREET, A DISTANCE OF 245.01 FEET, AND THENCE SOUTH 00 DEGREES, 01 MINUTES, 33 SECONDS WEST ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WELLS STREET, A DISTANCE OF 325.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF BLOCK 88 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ALL TAKEN AS ONE TRACT BOUNDED AND DESCRIBED AS

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FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST HARRISON STREET WITH THE WEST LINE OF SOUTH WELLS STREET, SAID POINT BEING 10.00 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 88; THENCE SOUTH 88 DEGREES 29 MINUTES 46 SECONDS WEST ALONG SAID SOUTH LINE OF W. HARRISON STREET A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 33 MINUTES 18 SECONDS EAST 19.00 FEET TO A LINE PARALLEL WITH AND 19.00 FEET SOUTH OF SAID SOUTH LINE OF WEST HARRISON STREET; THENCE SOUTH 88 DEGREES 29 MINUTES 46 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 168.97 FEET; THENCE NORTH 77 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 78.40 FEET TO A POINT ON SAID SOUTH LINE OF WEST HARRISON STREET, SAID POINT BEING 475.01 FEET WEST FROM THE NORTHEAST CORNER OF SAID BLOCK 88; THENCE NORTH 88 DEGREES 29 MINUTES 46 SECONDS EAST A DISTANCE OF 245.01 FEET ALONG SAID SOUTH LINE OF WEST HARRISON STREET TO THE POINT OF BEGINNING.

PIN: 17-16-401-008-0000
ADDRESS OF PROPERTY: 600 S. WELLS ST., CHICAGO, IL 60607