

# UNOFFICIAL COPY

Doc#: 1607756059 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2016 10:18 AM Pg: 1 of 3

**Record & Return To:**  
**Corporation Service Company**  
**PO Box 3008**  
**Tallahassee, FL 32315**

Prepared By:  
The Private Bank & Trust Company  
70 W Madison, 8th Floor  
Chicago, IL 60602  
312-564-1383  
Prepared by: Lina Passanante  
Loan #: 70612-39634-93842  
Deal Name: Private Bank Com  
**IL, Cook**



REF112960241 S373450PSR

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## **PARTIAL SATISFACTION OF CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS**

The PrivateBank and Trust Company for valuable consideration, the receipt and sufficiency which is hereby acknowledged, hereby releases the property situated in Cook County, IL fully described in the legal description attached hereto from the CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS referenced below;

**Borrower: LEXINGTON SQUARE PLACE LLC**

**Original Lender: The PrivateBank and Trust Company Dated: 11/19/2014 Recorded: 12/14/2014**

**Instrument: 143381000 in Cook County, IL Loan Amount: \$6,825,000.00**

**Property: 3759 S. MORGAN STREET, UNIT A-5 1-420, CHICAGO, IL 60609**

**Parcel Tax ID: 17-32-414-029-0000 Legal description is attached hereto and made a part thereof.**

**ALSO PARTIALLY RELEASING ASSIGNMENT OF RENTS DOC# 1433810001 RECORDED ON 12/04/2014-UNIT A-5-1-420**

This release is given on the condition that it shall in no way affect the lien of the above-stated CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS on the remaining property described in the security instrument, but shall only be construed as a release from the lien of said document as to the property described in the legal description attached herein.

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Loan #: 70612-39634-93842

The party executing this instrument is the present holder of the document described herein.  
IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 03/09/2016.

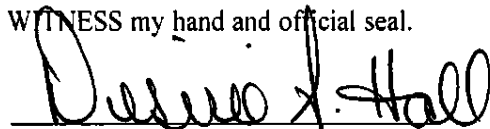
The PrivateBank and Trust Company

By: Patricia A Janowiak  
Name: Patricia A. Janowiak  
Title: Associate Managing Director, #3616

State of Illinois  
County of Cook

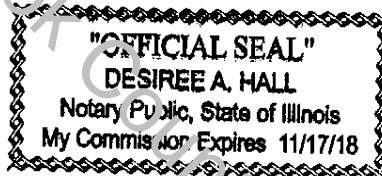
On 03/09/2016 before me, Desiree A. Hall, Notary Public, personally appeared Patricia A. Janowiak, Associate Managing Director, #3616 of The PrivateBank and Trust Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public: Desiree A. Hall

My commission expires: 11/17/2018



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## EXHIBIT "A"

### LEGAL DESCRIPTION

Real Property located in: Cook County, State of Illinois

THAT PART OF LOT 5 IN LEXINGTON SQUARE 3 RESUBDIVISION, BEING A RESUBDIVISION OF LOT 20 IN LEXINGTON PLACE 2, BEING A RESUBDIVISION OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2015, AS DOCUMENT 1520144094, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON THE EAST LINE OF SAID LOT, 26.09 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 12 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 50.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON SAID WEST LINE, 26.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3759 S. Morgan Street, Chicago, IL 60609

The Real Property tax identification number is 17-32-414-029-0000

Cook County Clerk's Office