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RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

Doc#: 1624219314 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 04:09 PM Pg: 1 of 5

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

KNOW ALL MEN BY THESE PRESENTS,

That the **FIRST BANK OF HIGHLAND PARK**, a banking corporation of the State of **ILLINOIS**, for and in consideration of the payment of the indebtedness secured by the **MORTGAGE & ASSIGNMENT OF RENTS** hereinafter mentioned, and the cancellation of all the notes thereby secured, and of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY and QUIT CLAIM** unto **BROADVILLE, LLC** heirs, legal representatives and assigns, all right, title, interest, claim or demand whatsoever it may have acquired in through or by a certain **MORTGAGE & ASSIGNMENT OF RENTS** dated the 3rd day of **June, 2015**, recorded in the Recorder's Office of **Cook** in the State of **ILLINOIS**, as Document no(s) **1533522006 & 1533522007** to the premises therein described, situated in the County of **Cook**, State of **ILLINOIS** as follows, to wit:

SEE EXHIBIT LEGAL DESCRIPTION WHICH IS ATTACHED TO THIS RELEASE.

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

Permanent Real Estate Index Number(s): 14-05-204-024, 14-05-204-026 AND 14-05-204-028-1161 THRU 1266
Address(es) of premises: 6211-6217 N BROADWAY AND 1122-1148 W GRANVILLE, CHICAGO, IL 60660

IN WITNESS WHEREOF, **FIRST BANK OF HIGHLAND PARK** has caused these presents to be signed by its **OFFICER** and attested by its **OFFICER**, and the corporate to be hereto affixed for the uses and purposes therein set forth this 13th day of **June, 2016**.

FIRST BANK OF HIGHLAND PARK

BY: [Signature] (seal)
David A. Smith, Executive Vice President

Attest: [Signature] (seal)
Scott Elza, Vice President

STATE OF ILLINOIS) ss.
COUNTY OF LAKE)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the abovenamed officers of First Bank of Highland Park, personally known to me be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said corporation as of their free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of **June, 2016**.

[Signature]
Notary Public (Seal)



This instrument was prepared by: First Bank of Highland Park
633 Skokie Blvd., Suite 320
Northbrook, IL 60062

Mail Recorded Document to:
Broadville, LLC
4725 N Western Ave # 220
Chicago, IL 60625

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[Signature]

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LEGAL DESCRIPTION

For APN/Parcel ID(s): 14-05-204-024, 14-05-204-026 and 14-05-204-028-1161 thru 1266

TRACT 1:

PARKING SPACES P-001 THRU P-006 AND P-101 THRU P-200 IN THE GRANVILLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 5, INCLUSIVE, TOGETHER WITH ALL OF THE PRIVATE ALLEY ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 15, 16 AND 17 OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, TOGETHER WITH LOTS 13, 14, 18 AND 19 EXCEPT THE NORTH 20.00 FEET OF SAID LOT 19 IN SAID BLOCK 5 OF COCHRAN'S SECOND ADDITION, TOGETHER WITH ALL OF THE EAST - WEST 15 FOOT VACATED ALLEY AND PART OF THE NORTH - SOUTH 20 FOOT VACATED ALLEY PER ORDINANCE PASSED APRIL 26, 2006 IN BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1513 FEET AND EXCEPT RAILROAD) SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 3, 2008 AS DOCUMENT NUMBER 0831945102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED, IN COOK COUNTY, ILLINOIS.

TRACT 2: (RETAIL SPACE #1)

PARCEL 1:

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 134.39 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE SOUTH 89°25'56" EAST, 1.58 FEET TO A POINT HEREBY DESIGNATED AS POINT 'A' AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'30" EAST, 109.14 FEET; THENCE SOUTH 89°31'37" EAST, 91.68 FEET; THENCE SOUTH 00°23'33" EAST, 13.09 FEET; THENCE SOUTH 89°27'46" EAST, 36.98 FEET; THENCE SOUTH 51°32'20" EAST, 16.34 FEET; THENCE SOUTH 00°26'26" WEST, 83.33 FEET; THENCE NORTH 89°10'00" WEST, 7.03 FEET; THENCE SOUTH 00°07'49" WEST, 10.13 FEET; THENCE NORTH 89°33'52" WEST, 73.98 FEET; THENCE NORTH 01°12'58" EAST, 9.69 FEET;

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LEGAL DESCRIPTION

(continued)

THENCE NORTH 89°11'07" WEST, 18.41 FEET; THENCE SOUTH 00°57'55" WEST, 2.36 FEET;
THENCE NORTH 89°25'56" WEST, 42.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +29.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT 'A'; THENCE NORTH 00°24'30" EAST, 63.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°24'30" EAST, 45.22 FEET; THENCE SOUTH 89°31'37" EAST, 42.08 FEET; THENCE SOUTH 00°24'30" WEST, 45.17 FEET; THENCE NORTH 89°35'30" WEST, 42.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3:

THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT 'A', THENCE NORTH 00°24'13" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 42.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT HAVING AN ELEVATION OF +29.5; THENCE NORTH 00°24'30" EAST, 45.17 FEET TO A POINT HAVING AN ELEVATION OF +29.5 FEET; THENCE SOUTH 89°31'37" EAST, 37.95 FEET TO A POINT HAVING AN ELEVATION OF +32.1 FEET; THENCE SOUTH 00°24'30" WEST, 45.12 FEET TO A POINT HAVING AN ELEVATION OF +32.1; THENCE NORTH 89°35'30" WEST, 37.95 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4:

THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET SAID CITY DATUM, AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +32.1 FEET, AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT 'A' THENCE NORTH 00°24'30" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 80.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'30" EAST, 45.13 FEET; THENCE SOUTH 89°31'37" EAST, 11.65 FEET; THENCE SOUTH 00°23'33" EAST, 13.09 FEET; THENCE SOUTH 89°27'46" EAST, 27.49 FEET; THENCE SOUTH 00°24'30" WEST, 31.96 FEET; THENCE NORTH 89°35'30" WEST, 39.31 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT 'A' SAID POINT HAVING AN ELEVATION OF +25.0 FEET; THENCE NORTH 00°24'30" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 59.67 FEET TO A POINT HAVING AN ELEVATION OF +29.5 FEET; THENCE SOUTH 00°24'30" WEST, 61.80 FEET TO A POINT HAVING AN ELEVATION OF +25.2 FEET; THENCE NORTH 89°11'07" WEST, 17.25

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LEGAL DESCRIPTION

(continued)

FEET TO A POINT HAVING AN ELEVATION OF +25.2 FEET; THENCE SOUTH 00°57'55" WEST, 2.36 FEET TO A POINT HAVING AN ELEVATION OF +25.0 FEET; THENCE NORTH 89°25'56" WEST, 42.40 FEET TO THE POINT OF BEGINNING.

TRACT 3: (RETAIL SPACE #2)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCKS, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCKS AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 41.05 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE NORTH 89°35'20" EAST, 1.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°27'04" EAST, 59.03 FEET; THENCE SOUTH 89°16'17" EAST, 17.38 FEET; THENCE SOUTH 00°35'29" WEST, 17.28 FEET; THENCE SOUTH 45°18'26" EAST, 9.47 FEET; THENCE SOUTH 89°33'16" EAST, 72.59 FEET; THENCE SOUTH 00°08'25" WEST, 16.78 FEET; THENCE SOUTH 89°33'09" EAST, 5.91 FEET; THENCE SOUTH 00°33'28" WEST, 1634 FEET; THENCE SOUTH 89°37'36" EAST, 945 FEET; THENCE SOUTH 00°32'24" WEST, 29.95 FEET; THENCE NORTH 89°1'21" WEST, 6.53 FEET; THENCE SOUTH 00°29'27" WEST, 338 FEET; THENCE NORTH 89°23'58" WEST, 2651 FEET; THENCE SOUTH 00°16'14" WEST, 8.85 FEET; THENCE NORTH 89°44'17" WEST, 39.25 FEET; THENCE NORTH 00°36'16" EAST, 15.19 FEET; THENCE NORTHWESTERLY 36.17 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 59.09 FEET AND A CHORD BEARING NORTH 44°20'00" WEST, 35.61 FEET; THENCE SOUTH 89°35'20" WEST, 14.78 FEET TO THE POINT OF BEGINNING.

TRACT 4: (RETAIL SPACE #3)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH 89°33'04" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 135.86 FEET; THENCE NORTH 00°09'13" EAST, 9.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING THENCE NORTH 00°09'13" EAST, 7.66 FEET; THENCE NORTH 89°39'02" WEST, 3.37 FEET; THENCE NORTH 00°37'34" EAST, 1503 FEET; THENCE SOUTH 88°55'33" EAST, 6.57 FEET; THENCE NORTH

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LEGAL DESCRIPTION

(continued)

00°21'58" EAST, 12.86 FEET; THENCE SOUTH 89°22'04" EAST, 11.28 FEET; THENCE NORTH 00°25'09" EAST, 14.78 FEET; THENCE SOUTH 89°07'43" EAST, 5.35 FEET; THENCE SOUTH 00°18'47" EAST, 4.00 FEET; THENCE SOUTH 89°12'12" EAST, 19.50 FEET; THENCE NORTH 00°00'00" EAST, 16.10 FEET; THENCE SOUTH 89°56'37" EAST, 71.70 FEET TO A POINT HEREBY DESIGNATED AS POINT 'B'; THENCE SOUTH 00°06'58" WEST, 71.44 FEET; THENCE NORTH 89°32'36" WEST, 53.29 FEET; THENCE NORTH 00°30'25" EAST, 2.62 FEET; THENCE NORTH 89°21'07" WEST, 10.88 FEET; THENCE NORTH 01°43'04" EAST, 6.14 FEET; THENCE NORTH 89°33'54" WEST, 47.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF LYING ABOVE THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT 'B', HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 00°06'58" WEST, 29.62 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 89°38'04" WEST, 60.25 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 00°29'28" EAST, 29.29 FEET TO A POINT HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 89°56'37" EAST, 60.06 FEET TO THE POINT OF BEGINNING.

TRACT 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACTS 2, 3, AND 4 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.

Poplar County Clerk's Office