

Doc# 1629304038 Fee \$42.00

RHSP FEE:S9.00RPRF FEE \$1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/19/2016 03:25 PM PG: 1 OF 3

PARTIAL RELEASE DEED

### KNOW ALL MEN BY THESE PRESENTS

That LincolnWay Community Sank, of the County of Will and State of Illinois, for and in consideration of one dollar, and for other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, partially release, convey and quit claim unto Sustainabuild LLC – 2550 W Fullerton Series, whose address is 2335 West Lake Street Unit 1, Chicago, IL 60612, its representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Real Estate Mortgages and Assignment of Rents bearing the dates the 31st day or December, 2014 and the 9th day of October, 2015, and recorded in the Recorder's Office of Cook, County, in the State of Illinois, as Document Numbers 1501319003, 1501319004, 1529555213 (1529555214, and to the premises therein described, situated in the County of Cook, State of Illinois, as follows, only:

See Exhibit A, which is attached to this Release Deed and made part of this Release Deed as fully set forth herein.

However, it is agreed that this is a partial release only, and shall not affect the lier socured by the above mentioned mortgage and assignment of rents as to the remaining property described therein.

Real Property Address: 2550 West Fullerton Avenue Unit 2C, Chicago, IL 60647

Permanent Tax ID No.: 13-25-428-031-0000, 13-25-428-032-0000 & 13-25-428-033-0000 (affects underlying land)

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

WITNESS my hand this 22<sup>nd</sup> day of September, 2016.

IC.

ana L. Hauck, VP Loan Operation

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650

Attn:Search Department

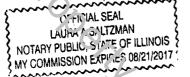


## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF WILL	)	

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Diana L. Hauck, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22<sup>nd</sup> day of September, 2016.



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. Ounity Clork's Office

### Release prepared by and after recording mail-to:

Loan Operations 4207 LincolnWay Community Bank 1000 E. Lincoln Highway New Lenox, IL 60451

AFTER RECORDING MAIL TO!

LAW OFFICES OF KULAS & KULAS, P.C. 2329 WEST CHICAGO AVENUE CHICAGO, ILLINOIS 60622-4723

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# **UNOFFICIAL COPY**

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 13-25-428-031-0000; 13-25-428-032-0000 & 13-25-428-033-0000 (affect underlying land)

**Property Address:** 

2550 W. Fullerton Ave., Unit 2C Chicago, IL 60647

Legal Desc. iption:

Parcel 1: Unit 2C in The Brendel Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate:

Lots 7, 8 and 9 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the retail property more particularly described as follows: That part of Lots 7, 8 and 2 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Lying above a horizontal plane at elevation +17.28 feet and lying below a horizontal plane at elecation +29.52 feet Chicago City Datum, beginning at Southeast corner of Lot 7; thence 1.91' West and 2.31' North to a point of beginning; thence along finished surface of interior walls; thence 51.34' West; thence 7.39' North; thence 6.18' West; thence 7.49' North; thence 2.82' West; thence 38.39' North; thence 14.69' East; thence 14.48' South; thence 17.10' East; thence 14.55' North; thence 6.03' East; thence 5.03' North; thence 20.32' East; thence 20.82' South; thence 2.26' East, thence 37.41' South to the point of beginning of retail property, in Cook County, Illinois; which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded August 24, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1623719244, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: Non-exclusive, perpetual easements for the benefit of Parcel 1, as created by the Reciprocal Easement Agreement recorded August 24, 2016, as Document No. 1623719245, executed by and between The Brendel Condominium Association and Sustainabuild, L. C - 2550 W Fullerton Series.

Parcel 3: The exclusive right to the use of Parking Space P-5 and Roof Deck Space R-9, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2C, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.