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1706017032

Doc# 1706017032 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 11:39 AM PG: 1 OF 6

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: Nora Dabrowski
Loan #: 70774-45217-111292
Deal Name: Private Bank Com
IL, Cook



REF127179489 S452774PSR

PARTIAL SATISFACTION OF MORTGAGE

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 MORTGAGE referenced below;

Borrower: 2825 HALSTED, LLC an Illinois limited liability company
Original Lender: The PrivateBank and Trust Company **Dated:** 12/05/2014 **Recorded:** 12/23/2014
Instrument: 1435704041 in Cook County, IL **Loan Amount:** \$2,625,000.00
Modified on: 08/20/2015 **Instrument #:** 1523241012 in Cook County, IL

Property: 2837 Halsted Street # 2N, CHICAGO, IL 60657
Parcel Tax ID: 14-28-114-015-0000; 14-28-114-016-0000; 14-28-114-017-0000; 14-28-114-018-0000 **Legal description is attached hereto and made a part thereof.**

ALSO PARTIALLY RELEASING ASSIGNMENT OF RENTS AND LEASES DOC # 1435704042 RECORDED 12/23/2014

This release is given on the condition that it shall in no way affect the lien of the above-stated MORTGAGE 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.

S Y
P 6
S N
M N
SC Y
E Y
INT Y

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Loan #: 70774-45217-111292

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 02/07/2017.

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 02/07/2017 before me, Nora M. Dabrowski, 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.

Nora M. Dabrowski

Notary Public: Nora M. Dabrowski
My commission expires: 05/11/2020



Property of Cook County Clerk's Office

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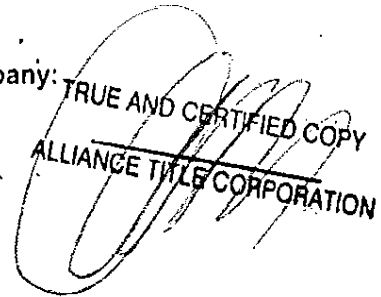
Fidelity National Title Insurance Company

Commitment Number: A15-2887A

Title Insurance Agent for Fidelity National Title Insurance Company:

Law Offices of Nazar Kashuba

2338 W Belmont Avenue, 2nd Floor, Chicago, IL 60618



SCHEDULE A

1. Effective Date: December 9, 2016 at 12:00 AM
2. Policy or Policies to be issued:

Owner's Policy	ALTA Owners Policy (06/17/06)	Amount
		\$674,807.50

Proposed Insured: Ashley Cox

Loan Policy	ALTA Loan Policy (06/17/06)	Amount
		\$0.00

Proposed Insured: , its successors and/or assigns as their respective interests may appear.

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

2825 HALSTED, LLC

5. The land referred to in the Commitment is described as follows:

UNIT 2N, IN THE 2837 NORTH HALSTED CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 62.05 FEET OF THE SOUTH 111 FEET (TAKEN AS A TRACT) OF THAT PART OF BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE EAST LINE OF HALSTED STREET AND A LINE 140 FEET EAST OF SAID EAST LINE OF HALSTED STREET, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1635129077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THE COMMERCIAL SPACES DESCRIBED AS FOLLOWS:

PARCEL 1 - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.70 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 8.42 FEET SOUTH AND 1.27 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT;

THENCE EAST, A DISTANCE OF 5.59 FEET; THENCE NORTH, A DISTANCE OF 3.35 FEET;

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SCHEDULE A
(Continued)

THENCE EAST, A DISTANCE OF 67.52 FEET; THENCE SOUTH, A DISTANCE OF 4.80 FEET;
 THENCE EAST, A DISTANCE OF 1.71 FEET; THENCE SOUTH, A DISTANCE OF 13.58 FEET;
 THENCE WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH, A DISTANCE OF 1.03 FEET;
 THENCE WEST, A DISTANCE OF 8.66 FEET; THENCE NORTH, A DISTANCE OF 0.21 FEET;
 THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH, A DISTANCE OF 3.91 FEET;
 THENCE WEST, A DISTANCE OF 9.74 FEET; THENCE NORTH, A DISTANCE OF 1.78 FEET;
 THENCE WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH, A DISTANCE OF 4.37 FEET;
 THENCE WEST, A DISTANCE OF 13.54 FEET; THENCE NORTH, A DISTANCE OF 7.66 FEET;
 THENCE WEST, A DISTANCE OF 5.57 FEET; THENCE NORTH, A DISTANCE OF 14.68 FEET
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1A - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.70
 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.20 (CHICAGO
 CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.76 FEET SOUTH AND 83.10 FEET EAST OF THE NORTHWEST
 CORNER OF SAID TRACT;

THENCE EAST, A DISTANCE OF 8.60 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET;
 THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2 - COMMERCIAL SPACE C-2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION
 +20.70(CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.70
 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 8.40 FEET NORTH AND 1.23 FEET EAST OF THE NORTHWEST
 CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 14.67 FEET; THENCE EAST, A DISTANCE OF 5.74 FEET;
 THENCE NORTH, A DISTANCE OF 0.12 FEET; THENCE EAST, A DISTANCE OF 7.92 FEET;
 THENCE NORTH, A DISTANCE OF 1.94 FEET; THENCE EAST, A DISTANCE OF 6.34 FEET;
 THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 17.30 FEET;
 THENCE NORTH, A DISTANCE OF 6.71 FEET; THENCE EAST, A DISTANCE OF 9.74 FEET;
 THENCE SOUTH, A DISTANCE OF 9.73 FEET; THENCE EAST, A DISTANCE OF 7.75 FEET;
 THENCE SOUTH, A DISTANCE OF 18.20 FEET; THENCE WEST, A DISTANCE OF 49.20 FEET;
 THENCE NORTH, A DISTANCE OF 3.31 FEET; THENCE WEST, A DISTANCE OF 5.56 FEET
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2A - COMMERCIAL SPACE C-2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION
 +21.00(CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.85
 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.89 FEET NORTH AND 100.66 FEET EAST OF THE SOUTHWEST
 CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 9.00 FEET;

SCHEDULE A
(continued)
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PARCEL 1A - COMMERCIAL SPACE C-1:

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SCHEDULE A (Continued) UNOFFICIAL COPY

THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2837 N. HALSTED STREET, CHICAGO, ILLINOIS 60657

PERMANENT INDEX NUMBERS:

14 - 28 - 114 - 015 - 0000

14 - 28 - 114 - 016 - 0000

14 - 28 - 114 - 017 - 0000 (PART OF)

2837 N Halsted St., Unit 2N
Chicago, IL 60657

Pin: 14-28-114-016-0000, 14-28-114-015-0000, 14-28-114-017-0000 and 14-28-114-018-0000

Fidelity National Title Insurance Company

By: 

Law Offices of Nazar Kashuba, 2338 W Belmont Avenue, 2nd Floor, Chicago, IL 60618

Property of Cook County Clerk's Office