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Doc# 1708904000 Fee \$48.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 09:05 AM PG: 1 OF 5

RELEASE OF MORTGAGE

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING MAIL TO:

Gregory F. Smith, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, IL 60521
630.571.1900



KNOW ALL MEN BY THESE PRESENTS, that 1512 Partners, an Illinois general partnership ("Mortgagee"), for and in consideration of the payment of the indebtedness secured by the mortgage hereinafter described, and the cancellation of all promissory notes secured thereby, and of payment of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto 1512 LG, LLC, an Illinois limited liability company, its successors and assigns, all the right, title, interest, claim or demand whatsoever that Mortgagee may have acquired in, through or by a certain mortgage dated August 25, 2016, and recorded on September 14, 2016 in the Recorder's Office of Cook County, State of State of Illinois ("Recorder"), as Document No. 1625816068 ("Mortgage"), on the premises therein described, situated in the County of Cook, State of Illinois, and legally described as follows:

See Exhibit "A" attached and made a part hereof

P.I.N.(s): 15-33-315-004-0000, 15-33-315-005-0000, 15-33-315-006-0000
15-33-315-007-0000, 15-33-315-018-0000 and 15-33-315-020-0000

Commonly known as: 515 N. and 531 N. LaGrange Road and
410 and 422 Sherwood Road, LaGrange Park, Illinois

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

S 4
P 5
S 1
M M
SC 4
E M
INT MC

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IN WITNESS WHEREOF, the undersigned has caused this Release of Mortgage to be signed this 10th day of February, 2017.

1512 Partners, an Illinois general partnership

By: Baxter W. Phillip
Baxter W. Phillip, General Partner

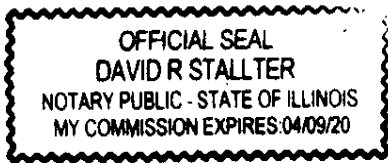
STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Baxter W. Phillip, an individual and general partner of 1512 PARTNERS, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument and he appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the partnership.

Given under my hand and notarial seal this 10th day of February, 2017.

David R. Stallter
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

P.I.N.:

15-33-315-004; 15-33-315-005; 15-33-315-006;
15-33-315-007; 15-33-315-018; 15-33-315-020

Property of Cook County Clerk's Office

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EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL 1:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE 224.15 FEET NORTHERLY ALONG THE EASTERLY LINE OF FIFTH AVENUE, FROM THE INTERSECTION OF SAID EASTERLY LINE OF FIFTH AVENUE, WITH THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID; THENCE NORTH 27 DEGREES, WEST 16.7 FEET ALONG THE EASTERLY LINE OF FIFTH AVENUE TO A STONE; THENCE NORTH 88 DEGREES 40 MINUTES EAST 167.75 FEET TO AN IRON; THENCE SOUTH 21 DEGREES 15 MINUTES EAST 85.4 FEET TO AN IRON, THENCE SOUTHWESTERLY 156.8 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PREMISES; BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 33 AFORESAID, 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION; THENCE NORTH 36.1 FEET; THENCE IN A NORTHEASTERLY DIRECTION 2.4 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 39.7 FEET TO A POINT ON A LINE 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID 17.25 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST ALONG SAID LINE 17.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 33 AFORESAID, DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING BEING A POINT ON A LINE 300 FEET DUE NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; SAID POINT BEING 36.9 FEET EAST ALONG SAID LINE OF THE POINT OF INTERSECTION OF SAID LINE WITH THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF PLATS, PAGE 45; FROM SAID POINT OF BEGINNING, RUNNING EAST ALONG SAID LINE 300 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 73.4 FEET; THENCE EAST 21 DEGREES 40 MINUTES NORTH 97.60 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 52.2 FEET; THENCE WEST 209.8 FEET TO A POINT IN THE EAST LINE OF FIFTH AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF FIFTH AVENUE, 100.6 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF 5TH AVENUE, WHICH IS 310.55 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE NORTH 88 DEGREES 40 MINUTES EAST A DISTANCE OF 67.85 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE WEST ON SAID LAST DESCRIBED LINE A DISTANCE OF 73.40 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE EASTERLY LINE OF 5TH AVENUE THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 27.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 880.3 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST

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EXHIBIT "A" (Continued)

1/4 THENCE RUNNING SOUTH 60 FEET ALONG SAID EAST LINE TO A POINT 388.3 FEET DUE NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST 245.7 FEET TO THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF PLATS, PAGE 45, THENCE NORTHERLY ALONG SAID EAST LINE OF SMALL'S ADDITION TO LAGRANGE AFORESAID TO A POINT IN A LINE DRAWN THROUGH THE POINT OF COMMENCEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, THENCE EAST ALONG SAID LAST DEFINED LINE TO THE POINT OF COMMENCEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 12 (EXCEPT THAT PART OF LOT 12 THAT LIES EAST OF A STRAIGHT LINE THAT RUNS NORTHWESTERLY FROM A POINT ON THE SOUTH LINE OF SAID LOT 12, THAT IS 23.25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12, TO A POINT IN THE NORTH LINE OF LOT 12, THAT IS 6 FEET EAST OF THE NORTHWEST CORNER OF LOT 12) IN WILSON'S ADDITION TO LAGRANGE PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 69032, IN COOK COUNTY, ILLINOIS.