

# UNOFFICIAL COPY

## RELEASE OF MORTGAGE

This Instrument Was Prepared By:  
Erin Spiniolas  
Heartland Bank and Trust Company  
401 N. Hershey Rd., P.O. Box 67  
Bloomington, IL 61702-0067

Loan#: 35520105  
Release#: 113790

After Recording Return To:  
Commercial Loan Support  
Heartland Bank and Trust Company  
401 N. Hershey Rd  
Bloomington, IL 61704



Doc# 1710119042 Fee \$50.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 04/11/2017 12:04 PM PG: 1 OF 7

## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company** **fka American Midwest Bank** ("Lender"), of the State of Illinois for and in consideration of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **FTK 4, LLC, an Illinois Limited Liability Company** ("Grantor") all right, title, interest, claim or demand, whatsoever, it may have acquired in, through or by that certain Mortgage, executed by Grantor in favor of Lender, further described as follows:

The Mortgage dated **December 21, 2012**, Recorded on **January 28, 2013** in Cook County, State of Illinois, known as Document Number **1302822022/1302822022**.

The description of the property subject to the Mortgage is:

Legal: see attached **Exhibit "A"**

PIN: **06-14-428-015-1267; 02-12-200-108-1083; 13-12-212-026-1076; 13-12-212-026-1040 (13-12-212-025 UL); 13-01-406-038-1008 (13-01-406-022 UL); 11-32-124-033-1022; 07-30-300-008-1005; 11-31-315-046-1009 (11-31-315-017 UL); 06-36-313-043-1074; 14-28-315-050-1018 (14-28-315-017-0000 UL); 14-16-304-045-1030; 27-36-202-011-1010 (27-36-202-002 UL); 11-31-212-018-1022 (11-31-212-012/013 UL); 12-29-322-099**

Commonly known as: **32 N Victoria Lane, Unit D, Streamwood, IL 60107; 1356 North Geneva Drive, #2A, Palatine, IL 60074; 2555 W Catalpa Avenue, Unit #4B, Chicago, IL 60625; 5903 N Campbell Avenue, Unit #3, Chicago, IL 60659; 6817 North Lakewood Avenue, Apt. 2W, Chicago, IL 60626; 1326 Kingsbury Drive, Unit 5, Hanover Park, IL 60133; 6436 N Leavitt Street, Unit #1E, Chicago, IL 60640; 6633 Scott Lane, Unit #8, Hanover Park, IL 60133; 627 W Arilington Place, Unit #1S, Chicago, IL 60614; 711 West Gordon Terrace, Unit 510, Chicago, IL 60613; 17515 Sandalwood Drive, Unit #302, Tinley Park, IL 60477; 7022 N Paulina Street, Unit #3, Chicago, IL 60626; 833 North Harold Avenue, Melrose Park, IL 60164**

FOR THE PROTECTION OF GRANTOR, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN  
WHOSE OFFICE THE MORTGAGE WAS FILED.

[Signature Page to Follow]

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## EXHIBIT "A"

PARCEL 1: UNIT D OF 32 N. VICTORIA LANE; ALL IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1A: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER D OF 32 NORTH VICTORIA LANE, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 1B: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE D OF 32 NORTH VICTORIA LANE, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

AND

BUILDING 5 UNIT 1356-2A IN WINDSOR COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY DESCRIBED AS FOLLOWS: THE EAST 5 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTERLINE OF RAND ROAD (ALSO KNOWN AS U.S. ROUTE 12) IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2005 AS DOCUMENT 0503119002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND

UNIT 2555-4B AND P-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CATALPA TERRACE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335639103, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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AND

PARCEL 1: UNIT NUMBER 5903-3 IN THE NORTH CAMPBELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 22 IN BOCK 2 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0519434106; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-2, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

AND

UNIT NUMBER 6817 N. LAKEWOOD, UNIT 2-W, IN THE LAKEWOOD COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 16 AND 17 IN BLOCK 5 IN INGALL'S SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0419434050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

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PARCEL 1: UNIT 5, BUILDING 35 IN LARKSPUR 2 CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF LOCATED IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 22217183, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22217184 AND AS SHOWN ON THE PLAT OF THE SUBDIVISION.

AND

UNIT NUMBER 6436-E1 IN THE FAIRFAX CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 117, 118 AND 119 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0430827027 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

AND

UNIT 6633-08 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND PLAT RECORDED AS DOCUMENT NO. 0702906027, IN PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

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UNIT NO. 627 SOUTH DUPLEX IN THE ARLINGTON PLACE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE: THE WEST 1/2 OF LOT 25 IN THE SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 15, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0534945061, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 1: UNIT 510 IN THE 711 GORDON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: LOTS 15 THROUGH 19, BOTH INCLUSIVE, IN SIMMONS AND GORDON'S ADDITIONS TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THAT PART OF THE VACATED STREETS LYING BETWEEN SAID LOTS, ALL IN SCHOOL TRUSTEES SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 98632340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 45, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 98632340.

AND

UNIT NUMBER 302 IN 17515 SANDALWOOD DRIVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOT 2 IN SANDALWOOD UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTH 495.65 FEET OF THE WEST 382 FEET OF THE EAST 857 FEET (EXCEPTING THEREFROM THE SOUTH 144 FEET OF THE WEST 19.70 FEET) OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

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PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED MARCH 13, 1968 AS DOCUMENT 20428919 FOR INGRESS AND EGRESS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2006 AS DOCUMENT NUMBER 0633415057 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND

UNIT NUMBER 7022-3, IN THE BELLA VITA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 WITH THE EAST 2/3 OF LOT 3 (EXCEPT THE NORTH 90.0 FEET THEREOF) IN BLOCK 26 IN ROGERS PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516603084; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

AND

LOT 26 IN BLOCK 8 IN 4<sup>TH</sup> ADDITION TO GRAND AVENUE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.