

# UNOFFICIAL COPY



\*1716039185\*

Doc# 1716039185 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/09/2017 03:41 PM PG: 1 OF 5

Drafted By:  
Trimont Real Estate Advisors  
3131 Turtle Creek Blvd. Suite 400  
Dallas, Texas 75219

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311  
01-17015109

## RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, VFC Partners 10 LLC, for and in consideration of one (\$1.00) Dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim all of the right, title, interest, claim or demand, whatsoever it may have acquired in, through or by a certain Mortgage, bearing date the 15th day of January, A.D., 2014 and recorded in the Office of the Recorder of Deeds of Cook County, in the State of Illinois, on the 25th day of March, 2014 as Document No. 1408408095 to the premises therein described, as follows, to wit:

See Attached Exhibit "A" for description of Property

Except the coal, gas and other mineral rights excepted or reserved in prior conveyances.

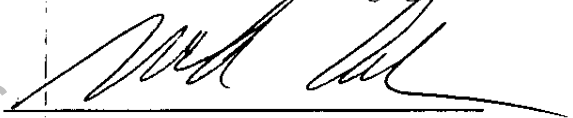
This release does not release any covenants, warranties indemnities or other obligations of the borrower thereunder or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of the Mortgage Documents; provided, however, that this release shall act as a full release and termination of all liens, claims and interests against the property the Lender possesses under the Mortgage.

S Y  
P 5  
S N  
M N  
SC Y  
E Y  
INT DRC

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EXECUTED this 20 day of April, 2017.

VFC PARTNERS 10 LLC  
By: VFC Partners GP LLC, managing member

By:   
Name: Mark Cashman  
Title: Senior Vice President

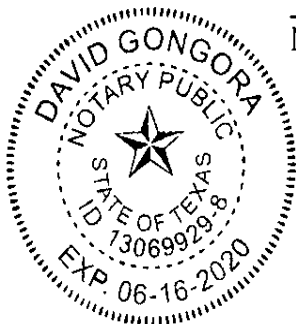
### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Mark R. Cashman, who is a Senior Vice President for VFC Partners GP LLC, a Delaware limited liability company, the managing member of VFC Properties 10 LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated.

Given under my hand and seal of office this 20 day of April, 2017.

  
Notary Public, State of Texas



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## EXHIBIT A

To Special Warranty Deed

### Property Description

#### PARCEL 1:

UNIT 3 IN THE LINCOLN ATRIUM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

#### PARCEL A:

THAT PART OF LOT 2 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF LOT 2, SAID POINT BEING 505.81 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREE, 01 MINUTE, 27 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 505.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 58 MINUTES, 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 39.76 FEET (RECORDED 39.75 FEET) TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2; THE FOLLOWING 3 COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 08 DEGREES, 28 MINUTES, 33 SECONDS WEST, A DISTANCE OF 70.94 FEET (RECORDED 70.88 FEET) TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 33 DEGREES, 58 MINUTES, 33 SECONDS WEST, A DISTANCE OF 182.00 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 00 DEGREE, 01 MINUTE, 27 SECONDS EAST, A DISTANCE OF 284.77 FEET TO A CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 58 MINUTES, 33 SECONDS EAST, A DISTANCE OF 152.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## PARCEL B:

LOT 1 IN LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, (EXCEPT THAT PORTION OF LOT 1 TAKEN BY CONDEMNATION IN CASE 941-50202), AND, EXCEPT THAT PART OF LOT 1 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES, 05 MINUTES, 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES, 11 MINUTES, 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 15.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, BEING A STRAIGHT LINE DRAWN FROM POINT ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 11.27 FEET AS MEASURED ALONG SAID WESTERLY LINE, SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 11.18 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 26 DEGREES, 48 MINUTES, 58 SECONDS WEST A DISTANCE OF 21.29 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 53 SECONDS EAST, A DISTANCE OF 22.07 FEET; THENCE SOUTH 49 DEGREES, 43 MINUTES, 46 SECONDS EAST, A DISTANCE OF 33.35 FEET; THENCE SOUTH 40 DEGREES, 16 MINUTES, 14 SECONDS WEST, A DISTANCE OF 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC SEARS SOUTH 39 DEGREES, 37 MINUTES, 07 SECONDS WEST, A DISTANCE OF 5.12 FEET); THENCE NORTH 00 DEGREE, 01 MINUTE, 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 78.40 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 27 DEGREES, 05 MINUTES, 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 84.15 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 22, 2004 AS DOCUMENT 0402232122,

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TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SIGN EASEMENT FOR THE BENEFIT OF "PARCEL B" ABOVE, AS CREATED BY THE FIRST AMENDMENT TO THE CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 23527 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 23953 OVER A PART OF LOT 3 101 LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 12 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, IN COOK COUNTY, ILLINOIS.

Tax ID Number: 08-16-401-042-1003

Office of Cook County Clerk's Office