#### PREPARED BY:

# **UNOFFICIAL COPY**

Belmont Bank & Trust Julia Nehf 8250 W. Belmont Ave., Chicago, IL 60634

Doc#. 1717746061 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/26/2017 10:18 AM Pg: 1 of 3

#### WHEN RECORDED MAIL TO:

Mark J. Kneedy 1331 Rose Creek Greensboro, GA 30642

#### ABOVE SPACE FOR RECORDER'S USE ONLY

#### RELEASE DEED

KNOW ALL MEN BY THESE PRESENT, That BELMONT BANK & TRUST COMPANY, a Corporation organized and existing under the laws of the State of Illinois, with office in the City of Chicago, County of Cook and said State, as GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), the receipt who cof is hereby confessed, hereby conveys, releases and quit-claims unto

Mark J. Kneedy and Cheron M. Kneedy

all right, title, interest, claim or demand whatsoever to the premises therein described as follows, to-wit

See EXHIBIT A, which is attached to this F. coase Deed and made a part of this Release Deed as if fully set forth herein.

Common Address: 25 East Superior St., #280 J, Chicago, IL 60611

PIN(s): 17-10-103-027-1091

which the said GRANTOR may have acquired, in, through, or by following documents

Mortgage recorded on July 27, 2015 as document number 1520 64: 948
Assignment of Rents recorded on July 27, 2015 as document number 1520845049

IN WITNESS WHEREOF, the said BELMONT BANK & TRUST COMPANY and THESE PRESENTS to be executed in its behalf, as GRANTOR aforesaid, by its Vice President and Loan Operations Officer at the City of Chicago, Illinois on June 22, 2017.

BELMONT BANK AND TRUST COMPANY as GRANTOR:

Vice President

Loan Operations Officer

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECOPDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED

STATE OF ILLINOIS)

)\$\$

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President, and Loan Operations Officer of the BELMONT BANK & TRUST COMPANY, GRANTOR, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Loan Operations Officer and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said GRANTOR for the uses and purposes therein set forth:

Given under my hand and Notarial Scal this June 22, 2017.

Mariga Schedus

OFFICIAL SEAL
MARIYA SEREDNYA
Notary Public - State of Illinois
My Commission Expires 12/30/2020

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#### EXHIBIT "A"

### PARCEL A:

UNIT 2806, IN THE FORDHAM CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASE STREET 100 FEET TO AN ALLEY; THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 48 BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF CAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2: LOTS 1, 2 AND 3 IN A.O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZLE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MENDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 3: LOT 4 IN A.O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, 10 WNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL J'NOIS; ALSO

PARCEL 4: LOT 6 IN A.O. REGAM'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MURIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 5: THE WEST 25 FEET OF THE NORTH 106 FEET OF IGOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 6: THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PARTLYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10 . OWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO

PARCEL 7: THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 35, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 8: LOT 5 IN A.O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 9: LOT 7, IN A.O. REGAN'S SUBDIVISION TO THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 10: THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 11: ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS I THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN A.O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A

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SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT: THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN A.O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS MADE BY FORDHAM 25 E. SUPERIOR LLC, DATED NOVEMBER 13, 2002 AND RECORDED DECEMBER 3, 2002 AS DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

#### PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-749, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

## PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-407. A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLAFATION AFORESAID.

## PARCEL E:

THE EXCLUSIVE RIGHT TO THE USE OF HUMIDOR, LIMITED COMMON ELFMENT NO. H-17, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

### PARCEL F:

THE EXCLUSIVE RIGHT TO THE USE OF WINE CELLAR, A LIMITED COMMON ELEMENT NO. W-17B, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.