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Attention: Robert C Linton, Esq.

Doc#: 1719508194 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2017 01:24 PM Pg: 1 of 5

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1 of 2

FOR RECORDER'S USE ONLY

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that **JPMorgan Chase Bank, N.A.**, a national banking association and its successors and assigns, in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby **RELEASE, CONVEY, and QUIT CLAIM** unto **THE CERMAK-MORGAN LLC**, an Illinois limited liability company, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by the documents listed below, filed for record with the Recorder of **Cook County**, in the State of **Illinois**, encumbering those premises situated in **Cook County**, in the State of **Illinois**, described in Exhibit "A" attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining:

<u>DOCUMENT NAME</u>	<u>RECORDING DATE</u>	<u>RECORDING NUMBER</u>
Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement	December 26, 2001	0011229551
First Amendment	December 20, 2002	0021418935
Second Amendment	April 23, 2004	0411406053
Modification of Loan Documents	January 21, 2005	0502103023
Modification of Loan Documents	February 18, 2005	0504903103

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Second Modification

December 20, 2005

0535403078

IN WITNESS WHEREOF, the undersigned has entered into this Release Deed as of the 12th day of July, 2017

JPMorgan Chase Bank, N.A., a national banking association and its successors and assigns

By: _____

Name:

Title:

Lauren Reznik
Lauren Reznik
Authorized Officer

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF DePue)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lawren Reznik, the Authorized Officer of JPMorgan Chase Bank, N.A., a national banking association and its successors and assigns, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Officer, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said banking association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12th day of July, 2017

Celeste Garcia
Notary Public



My commission expires: 3-11-2019

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EXHIBIT A

LEGAL DESCRIPTION OF THE RELEASED REAL ESTATE

PARCEL 1:

THAT PART OF LOTS 40 THROUGH 44 INCLUSIVE AND 60 THROUGH 72 INCLUSIVE IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOGETHER WITH A PORTION OF SOUTH MORGAN STREET AND SOUTH LUMBER STREET VACATED BY ORDINANCE PASSED JANUARY 30, 1899, AND A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.55 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 87 DEGREES 45 MINUTES 18 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 69 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 59 THROUGH 70, INCLUSIVE, TOGETHER WITH A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(CONTINUED)

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COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 59, IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, THE NORTH LINE OF LOT 59 BEING HERE THE SOUTH LINE OF WEST CERMAK ROAD, SAID POINT BEING A DISTANCE OF 12.00 FEET WEST OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) SPUR TRACK CENTERLINE AS LOCATED AND CONSTRUCTED IN JULY, 1998, SAID POINT BEING ALSO 200.00 FEET, MORE OR LESS, WEST OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SOUTH PEORIA STREET WITH SAID SOUTH LINE OF WEST CERMAK ROAD AS MEASURED ALONG SAID SOUTH LINE, SAID POINT OF COMMENCEMENT BEING ALSO 616.23 FEET EAST OF THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, AND RUNNING; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST (THE BASIS OF BEARINGS BEING ASSUMED) ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 258.78 FEET TO A POINT OF CURVE, SAID POINT OF CURVE BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTHWESTWARDLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING A POINT ON A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 01 DEGREE 35 MINUTES 53 SECONDS EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 156.65 FEET TO A POINT ON A LINE 181.65 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 112.15 FEET TO A POINT, SAID POINT BEING 291.04 FEET SOUTH OF SAID SOUTH LINE OF WEST CERMAK ROAD AND IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFORESAID; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED), A DISTANCE OF 756.65 FEET TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 30.00 TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL (NOW FILLED) AND THE EAST LINE OF SAID LOTS 62 THROUGH 70; THENCE NORTH 01 DEGREE 38 MINUTES 56 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 759.92 FEET; THENCE NORTH 08 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 190.55 FEET; THENCE NORTH 01 DEGREE 35 MINUTES 53 SECONDS A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF WEST CERMAK ROAD; THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE OF CERMAK ROAD, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 977 Cermak Road, Chicago, IL

PIN: 17-29-200-029-0000

17-29-200-039-0000