UNOFFICIAL COPY

Doc#. 1719901012 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/18/2017 09:20 AM Pg: 1 of 4

PREPARED BY AND AFTER RECORDING RETURN TO:

William M. Brennan Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd. 835 McClintock Drive Second Floor Burr Ridge, Illinois 60527

EPENNETT 1

RELEASE OF MORTGAGE BY LIMITED LIABILITY COMPANY

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

KNOW ALL MEN BY THESE PRESENTS, That Quality Properties, LLC, an Illinois limited liability company, icr good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby elease all the right, title, interest, claim or demand whatsoever it may have acquired in or through the Mortgage dated October 31, 2003, and recorded November 4, 2003, as Document No. 0330827157 in the Recorder of Deed's Office of Cook County, in the State of Illinois, to the premises described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Property Identification Numbers:

16-36-200-030; 16-36-200-032; 16-36-200-034; and

16-36-200-039

For the real estate commonly known as: 2750 West 35th Street, Chicago, Illinois 60632

1719901012 Page: 2 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed as of this 22 day of May, 2017. QUALITY PROPERTIES, LLC, an Illinois limited liability company By: COMMON GROUNDS, LLC, an Illinois limited liability company, Member STATE OF ILLINOIS COUNTY OF COOK __, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Jozef Czupta. Member of Quality Properties, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this and day of Ma 1, 2)47. My Commission Expires: M Notary Public STATE OF ILLINOIS NORM', A. RODRIGUEZ OF FICH L SEAL SS COUNTY OF COOK My Commiss on Expires May 15, 2018 -colling, a Notary Public, in and for said Count in the State aforesaid, do hereby certify that Jan Czupta, Manager of Common Grounds, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Notary Public

My Commission Expires: You 15,004

1719901012 Page: 3 of 4

UNOFFICIAL COPY

Exhibit A to Release of Mortgage

PARCEL 1:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ALONG THE NORTH LINE OF SAID WEST 35TH STREFT, 1126.76 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST 35TH STREET, 250 FEET; THENCE IN A NORTHEASTERLY DIRECTION FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE RIGHT WITH THE LAST DESCRIBED LINE, 54.15 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE LEFT WITH THE LAST DESCRIBED LINE, 106 FEET; THENCE WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 23 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 94 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 56 MINUTES, 10 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTH TO WEST, 127.97 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 368.50 FEET TO THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL TO ITS INTERSECTION WITH THE EAST LINE OF SOUTH CALIFORNIA AVENUE, BEING 33 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG A LINE PARACLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 170 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 625.32 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID, BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG THE NORTH LINE OF WEST 35TH STREET, 504.86 FEET TO THE POINT OF BEGINNING, PART OF WHICH IS NOW KNOWN AS LOTS 1 AND 3 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1171267.1

UNOFFICIAL COPY

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1, CREATED BY GRANT OF EASEMENT FROM CORNER REALTY CO., INC., A CORPORATION OF ILLINOIS TO MIDWEST INDUSTRIAL PROPERTIES COMPANY, A LIMITED PARTNERSHIP OF NEW YORK, BY THE INSTRUMENT DATED DECEMBER 10, 1957 AND RECORDED MARCH 13, 1958 AS DOCUMENT 17154966 OVER PARCEL OF LAND SHOWN AS EASEMENT 1" ON THE PLAT ATTACHED TO THE AFORESAID INSTRUMENT AND MADE A PART THEREOF, MORE PARTICULARY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL AND THE EAST LINE OF SOUTH CALIFORNIA AVENUE (BEING A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE SOUTH ALONG THE EAST LINE OF SOUTH CALFORNIA AVENUE, A DISTANCE OF 26.93 FEET; THENCE NORTHEASTERLY ALONG A LINE 25 FEET SOUTHEASTERLY OF (MEAURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHERLY CANAL RESERVE TO ITS INTERSECTION WITH A LINE, 625.72 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 35TH STREET (BEING A LINE 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE WEST ALONG SAID LAST MENTICNED PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Identification Numbers:

16-36-200-030; 16-36-200-032; 16-36-200-034; and

16-36-200-039

For the real estate commonly known as: 2750 West 35th Street, Chicago, Illinois 60632

1171267.1