

# UNOFFICIAL COPY

Doc#. 1735308122 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2017 01:41 PM Pg: 1 of 4

**Record & Return To:**  
**Corporation Service Company**  
**PO Box 3008**  
**Tallahassee, FL 32315**

This Instrument Prepared By:  
CIBC Bank USA  
120 S. LaSalle St  
Chicago, IL 60603  
312-564-2134  
This Instrument Prepared By: Danielle Cooper

Loan #: 19493-51983-132471

*IL, Cook*



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**SATISFACTION OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND  
FIXTURE FILING**

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CIBC BANK USA, Formerly Known As The PrivateBank and Trust Company** does hereby certify that a certain **MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING**, by **MARQUETTE NATIONAL BANK, AN ILLINOIS BANKING CORPORATION, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 5, 1989 AND KNOWN AS TRUST NUMBER 12116** (collectively the "Borrower"), is hereby **RELEASED AND SATISFIED** and the real estate described therein is fully released as described below:

**Original Lender: The PrivateBank and Trust Company Dated: 03/28/2016 Recorded: 04/08/2016**  
**Instrument: 1609916084 in Cook County, IL Loan Amount: \$250,000.00**  
**Property Address: 4344 W. 45TH STREET, CHICAGO, IL 60632**  
**Parcel Tax ID: 19-03-400-024-0000**  
**Legal description is attached hereto and made a part thereof.**

The party executing this instrument is the present holder of the document described herein.  
IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 12/15/2017.

CIBC BANK USA, Formerly Known As The PrivateBank and  
Trust Company

By: Patricia A. Janowiak  
Name: Patricia A. Janowiak  
Title: Associate Managing Director, # 3616

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State of Illinois

County of Cook

On 12/15/2017 before me, Danielle B. Cooper, Notary Public, personally appeared Patricia A. Janowiak, Associate Managing Director, # 3616 of CIBC BANK USA, Formerly Known As The PrivateBank and Trust Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Danielle B. Cooper*

Notary Public: Danielle B. Cooper

My commission expires: 01/20/2020



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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 45TH STREET (A PRIVATE STREET) AND A LINE PARALLEL TO AND 119.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE NORTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 953.57 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3 THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT 24.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE NORTHWESTERLY TO A POINT ON A LINE PARALLEL TO AND 935.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; WHICH POINT IS 83 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT 249.28 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY TO A POINT ON A LINE PARALLEL TO AND 970.57 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; SAID POINT BEING 3.25 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 24.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH SAID NORTH LINE OF WEST 45TH STREET, THENCE EAST ALONG SAID NORTH LINE OF WEST 45TH STREET TO THE POINT OF BEGINNING, THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS: THE WEST 45TH STREET IS DEFINED AS A STRIP OF LAND LYING IN LOT "B" OF THE SUBDIVISION RECORDED IN BOOK 67 OF PLATS, PAGE 44, ON APRIL 29, 1897 AS DOCUMENT 2530529, WHICH IS 66 FEET IN WIDTH EXTENDING WESTERLY FROM A STRAIGHT LINE PARALLEL TO AND 1008.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 7, BEING THE EAST LINE OF SOUTH TRIPP AVENUE EXTENDED NORTHERLY, TO A STRAIGHT LINE PARALLEL TO AND 473.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1366.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3, THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID STRIP THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3,

19-03-400-024-0000

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MEASURED 2669.37 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3 THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER SAID SECTION 3 AND MEASURED 2669.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 4374 W. 45<sup>th</sup> Street, Chicago, IL 60632

PIN: 19-03-400-024-0000

Property of Cook County Clerk's Office