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1802645073

RELEASE OF MORTGAGE

Doc# 1802645073 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2018 03:46 PM PG: 1 OF 5

THIS INSTRUMENT made December 18, 2017 between CEDAR HILL HOLDINGS LLC, having an address of 199 Main Street, Suite 500, White Plains, New York 10601, RELEASOR, and CLA COMM MAJOR LLC, having an address of 1601 Broadway, 12th Floor, New York, New York 10023, RELEASEE

WHEREAS, RELEASOR is the holder of a Mortgage in the sum of \$2,250,000.00 in favor of the RELEASOR which was duly recorded in the Cook County Recorder's Office for the County of Cook and State of Illinois on December 14, 2016 as Docket No. 1634917055 and which Mortgage remains as a mortgage encumbrance against the premises located in the City of Chicago, County of Cook and State of Illinois, as more particularly bounded and described on Exhibit A annexed hereto and made a part hereof; and

WHEREAS, the RELEASOR at the request of the RELEASEE has agreed to give up and surrender the premises hereinafter described in said Mortgage unto the RELEASEE, which premises to be released hereby are described as All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate and being in the City of Chicago, County of Cook, State of Illinois, more particularly bounded and described on Exhibit A annexed hereto and made a part hereof and known on the official tax map of the City of Chicago, County of Cook, and State of Illinois as Permanent Index Nos. 13-32-400-062-0000, 13-32-400-063-0000, and 13-32-400-064-0000, and commonly known as 1819 North Major Avenue, Chicago, Illinois 60639.

AND to hold and retain the residue of the mortgaged lands as security for the money remaining due on said Mortgage,

NOW, it is hereby agreed that the RELEASOR in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, paid by the RELEASEE to RELEASOR, the RELEASOR does grant, release and quitclaim unto the RELEASEE, the mortgaged premises, and in and to any fixtures and articles of personal property which are contained in said premises and which appurtenances thereunto belonging, and all right, title and interest of the RELEASOR in and to the mortgaged premises, and to the intent that the mortgaged premises hereby released maybe discharged by said mortgage, and that, the rest of


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the lands in said mortgage specified may remain mortgaged to the releasor as heretofore.

TO HAVE AND TO HOLD the lands and premises hereby released and quitclaimed to the **RELEASEE**, and to the heirs, successors and assigns of the **RELEASEE**, free, clear and discharged of and from all lien and claim under and by virtue of said mortgage aforesaid.

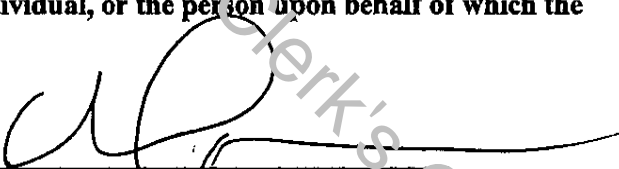
IN WITNESS WHEREOF, the **RELEASOR** has executed this Release the day and year first above written.

CEDAR HILL HOLDINGS LLC

By: 
Sloan Saunders, Managing Member

STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

On the 18th day of December in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Sloan Saunders, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Release of Mortgage and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public, State of New York

Prepared By:
Richard M. Cohlman, Esq.
Robinowitz Cohlman Dubow & Doherty LLP
199 Main Street, Suite 500
White Plains, NY 10601

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| RICHARD M. COHLAN NOTARY PUBLIC STATE OF NEW YORK WESTCHESTER COUNTY Lic. #02CO4607732 COMM. EXP 09/09/2021 |
|-------------------------------------------------------------------------------------------------------------------------|

Record and Return To:
Harrison S. Kleinman, Esq.
Kriss & Feuerstein LLP
360 Lexington Avenue (1200)
New York, NY 10017

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EXHIBIT A

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT A

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EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 492.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 155.94 FEET TO A POINT THAT IS 155.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 492.64 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 156.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF ECONOMY 1 PARCEL AND ECONOMY 2 PARCEL FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049.

PARCEL 5:

ECONOMY PARKING AREA:

THAT PART OF LOTS 2 AND

3 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS'

DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE) SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 13.45 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 353.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 16.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 230.25 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 113.01 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, 250.52 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 25 SECONDS WEST, 64.38 FEET; THENCE NORTH 69 DEGREES 45 MINUTES 08 SECONDS WEST, 82.52 FEET; THENCE SOUTH 51 DEGREES 40 MINUTES 28 SECONDS WEST, 34.93 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF

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485.52 FEET, AN ARC LENGTH OF 89.41 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 20 SECONDS EAST, 34.0 FEET; THENCE NORTH 5 DEGREES 29 MINUTES 04 SECONDS EAST, 16.39 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS EAST, 225.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCEL 5 THAT PART OF THE LAND CONVEYED TO KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP BY QUIT CLAIM DEED RECORDED MARCH 17, 2009 AS DOCUMENT NO. 0907629025.

PARCEL 6:

EASEMENT FOR ACCESS FROM PARCEL 1 AND PARCEL 3 TO PARCEL 5 AS CREATED BY EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031050.

Commonly Known As: 1819 North Major Avenue, Chicago, Illinois 60639

Permanent Index Number: 13-32-400-062-0000

13-32-400-063-0000

13-32-400-068-0000

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