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Doc# 1812901207 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2018 02:33 PM PG: 1 OF 3

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

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

Prepared by: Deanne Billingsley
Loan #: 22395-52191-133275
Deal Name: Private Bank Com
IL, Cook



REF145306020 S542829PSR

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

CIBC BANK USA, Formerly Known As The PrivateBank and Trust Company for valuable consideration, the receipt and sufficiency which is hereby acknowledged, hereby releases the property situated in Cook County, IL fully described in the legal description attached hereto from the MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING referenced below;

Borrower: SZG Prairie, LLC, a Delaware Limited Liability Company

Original Lender: The PrivateBank and Trust Company Dated: 10/17/2011 Recorded: 10/24/2011

Instrument: 1129731058 in Cook County, IL Loan Amount: \$4,500,000.00

Modified on 04/15/2016; 03/27/2017 Instrument #: 1610616085; 1708629072 in Cook County, IL

Property: 1630 S Prairie Ave Unit 23C, Chicago, IL 60616

Parcel Tax ID: 17-22-303-013-0000; 17-22-303-014-0000; 17-22-303-015-0000; 17-22-303-016-0000;

17-22-303-017-0000; 17-22-303-018-0000; 17-22-303-019-0000

Legal description is attached hereto and

made a part thereof.

This release is given on the condition that it shall in no way affect the lien of the above-stated MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING on the remaining property described in the security instrument, but shall only be construed as a release from the lien of said document as to the property described in the legal description attached herein.

COOK COUNTY RECORDER OF DEEDS
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Y
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Page 2

Loan #: 22395-52191-133275

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 04/13/2018.

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

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

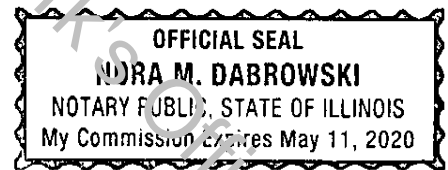
State of Illinois
County of Cook

On 04/13/2018 before me, Nora M. Dabrowski, 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.

Nora M. Dabrowski

Notary Public: Nora M. Dabrowski
My commission expires: 05/11/2020



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COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Exhibit A - Legal Description

TRACT 1:

PARCEL 23

THAT PART OF LOTS 16, 17, 18, 19 AND 20 IN E. L. SHERMAN'S SUBDIVISION OF LOTS 4, 5, AND 6 IN BLOCK 1 IN CLARKE'S ADDITION TO CHICAGO AND LOT 1 IN BLOCK 1 AND THE WEST HALF OF BLOCK 2 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 01°35'00" EAST ALONG THE EAST LINE OF SAID LOTS 16 THROUGH 18 A DISTANCE OF 64.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25'00" WEST 51.17 FEET; THENCE SOUTH 01°35'00" EAST 21.91 FEET; THENCE NORTH 88°25'00" EAST 42.50 FEET; THENCE SOUTH 01°35'00" EAST 0.84 FEET; THENCE NORTH 88°25'00" EAST 8.67 FEET TO THE EAST LINE OF SAID LOT 19; THENCE NORTH 01°35'00" WEST ALONG THE EAST LINE OF SAID LOTS 18 AND 19 A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1128 SQUARE FEET OR 0.0259 ACRES, MORE OR LESS.

TRACT 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.

TRACT 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.