

UNOFFICIAL COPY

Doc#: 1823342019 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2018 09:47 AM Pg: 1 of 8


Prepared by:
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, Indiana 46204
Attention: Michael J. Kaye, Esquire

RELEASE OF REAL ESTATE MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING

THIS IS TO CERTIFY that the Real Estate Mortgage, Security Agreement, Assignment of Rents and Fixture Filing executed by RDK Ventures LLC in favor of JPMorgan Chase Bank, N.A., in its capacity as administrative agent ("Mortgagee"), dated as of September 23, 2011 and recorded September 30, 2011 as Instrument No. 1127341132, with the Recorder of Cook County, Illinois, is hereby fully released.

IN WITNESS WHEREOF, Mortgagee has caused this Release of Real Estate Mortgage, Security Agreement, Assignment of Rents and Fixture Filing to be executed by its duly authorized representative this 20th day of September, 2016.

JPMorgan Chase Bank, N.A.,
as administrative agent

By: 
Thomas W. Harrison,
Authorized Officer

UNOFFICIAL COPY

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Thomas W. Harrison, known to me to be an Authorized Officer of **JPMorgan Chase Bank, N.A.**, who acknowledged the execution of the foregoing Partial Release of Real Estate Mortgage, Security Agreement, Assignment of Rents and Fixture Filing for and on behalf of said bank.

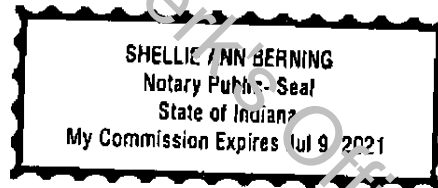
WITNESS my hand and Notarial Seal this 20th day of September, 2016.

Shellie Ann Berning
Notary Public - Signature

Shellie Ann Berning
Notary Public - Printed

My Commission Expires: 7.9.2021

My County of Residence: Marion



UNOFFICIAL COPY

(54)

Exhibit A

Legal Description

CC#136864

PARCEL 1:

LOTS 1 AND 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1, 2 AND 3 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 3, 4 AND 5 IN BLOCK 1 IN TIMOTHY R. RYAN'S SUBDIVISION OF BLOCKS 1, 2 AND 3 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 IN BLOCK 1 IN TIMOTHY R. RYAN'S SUBDIVISION OF BLOCKS 1, 2 AND 3 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

Tax Parcel ID No. 16-19-207-048-0000

Address: 6405 West Roosevelt Road, Berwyn, IL 60402-1166
136864/1283/6759

UNOFFICIAL COPY

Exhibit A

PARCEL 1:

THE SOUTH 200 FEET OF THE WEST 369.85 FEET IN THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET AND EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 AFORESAID, SAID EAST LINE ALSO BEING THE EAST RIGHT OF WAY (LINE OF 94TH AVENUE) WITH A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 AFORESAID; THENCE NORTH ALONG SAID EAST LINE 15 FEET; THENCE SOUTHEASTERLY TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE AFORESAID SAID POINT BEING 15 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN MCENRY SUBDIVISION BEING A SUBDIVISION OF THE EAST 200 FEET OF THE WEST 569.85 FEET OF THE SOUTH 200 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 50 FEET THEREOF AND THAT PART FALLING IN 171ST STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 2 FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED MAY 5, 2004 AS DOCUMENT 0412629235

9390 W. 171st
Orland Hills, IL

6793
22

UNOFFICIAL COPY

EXHIBIT A

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MANNHEIM ROAD (PER DOCUMENT 20155686 RECORDED SEPTEMBER 24, 1928) AND THE SOUTH RIGHT OF WAY LINE OF 167TH STREET (PER TOWNSHIP DEDICATION RECORDED OCTOBER 29, 1850); THENCE SOUTH 32.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MANNHEIM ROAD A DISTANCE OF 185.0 FEET; THENCE EAST 200.0 FEET PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF WEST 167TH STREET; THENCE NORTH 200.0 FEET ON A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF MANNHEIM ROAD; THENCE WEST 184.95 FEET PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF 167TH STREET; THENCE SOUTHWEST A DISTANCE OF 21.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

16707 S. La Grange
Orland Hills, IL

6794/10-

UNOFFICIAL COPY

EXHIBIT A

LOTS 3 AND 4 (EXCEPT THE NORTH 72.50 FEET OF SAID LOTS AND EXCEPT ANY PART THEREOF ACQUIRED FOR HIGHWAY PURPOSE PER DOCUMENT 85L51095) IN CONNELL'S RESUBDIVISION OF LOT 8 IN DOWD'S SUBDIVISION OF THE WEST 35 ACRES OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

13059 S. La Grange
Palos Park, IL

6795
/76

UNOFFICIAL COPY

Exhibit C

Leases

#6793

9390 W. 171st, Orland Hills, Cook County, Illinois

Lease executed by Hutchinson & Anders Inc, as Lessor, and Bells Fuels Inc, as Lessee, dated August 1, 1990, a memorandum of which was recorded as document 90392547 as amended by document recorded November 7, 1990 as document 90542974 as assigned to Gas City Ltd, by Assignment and Assumption of Lease recorded November 7, 1990 as document 90542975 as further assigned to RDK Ventures LLC by assignment recorded May 17, 2011 as document 1113718033.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

DESCRIPTION OF PROPERTY

All tangible personal property now or hereafter owned by Mortgagor and used or intended for use in constructing, furnishing, equipping and operating all improvements located on the real estate described in Exhibit A attached hereto (the "Property"), as the same may be completed or enlarged from time to time, including, without limiting the generality of the foregoing, any and all buildings and improvements now or hereafter erected thereon, including, but not limited to, building materials and supplies stored on the Property, fixtures, attachments, appliances, equipment, machinery and other articles attached to said buildings and improvements (the "Improvements"), including all goods, machinery, tools, insurance proceeds, equipment (including fire sprinklers and alarm systems, office air conditioning, heating, refrigerating, electronic monitoring, entertainment, recreational, window or structural cleaning rigs, maintenance equipment, exclusion of vermin or insects, removal of dust, refuse or garbage, and all other equipment of every kind), lobby and all other indoor and outdoor furniture (including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets), wall beds, wall safes, furnishings, appliances (including ice boxes, refrigerators, fans, heaters, stoves, water heaters and incinerators), rugs, carpets and other floor coverings, draperies and drapery rods and brackets, awnings, window shades, venetian blinds, curtains, lamps, chandeliers and other lighting fixtures and office maintenance and other supplies (hereinafter collectively called the "Personal Property"); and

All estate, interest, right, title and any other demand or claim, which Mortgagor now has or may hereafter acquire in any plans and specifications, construction contracts, construction management agreements, material purchase agreements, builder's and manufacturer's warranties and insurance proceeds with respect to the Property, the Improvements or the Personal Property, and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Property, the Personal Property or the Improvements, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages; together with all rents, issues, profits, royalties, income and other benefits derived from the Property, (collectively the "Rents") subject to the right, power and authority given to Mortgagor to collect and apply such Rents; together with all leasehold estate, right, title and interest of Mortgagor in and to all leases or subleases covering the Property and/or the Improvements or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature; together with all right, title and interest of Mortgagor in and to all options to purchase or lease the Property and/or the Improvements or any portion thereof or interest therein, and any greater estate in the Property and/or the Improvements owned or hereafter acquired; together with all interests, estate or other claims, both in law and in equity, which Mortgagor now has or may hereafter acquire in the Property and/or the Improvements.