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Doc# 1835334077 Fee \$72.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2018 01:46 PM PG: 1 OF 5

☐ PARTIAL RELEASE OF MORTGAGE

☒ INDIVIDUAL

☐ CORPORATION

☐ PARTNERSHIP

☒ FULL RELEASE OF MORTGAGE

WHEN RECORDED, RETURN TO
First Fidelity Bank
P.O. Box 32282
Oklahoma City, OK 73123-9985

IN CONSIDERATION of the discharge of the indebtedness secured by the mortgage described below (the "Mortgage"), or if a partial release the consideration agreed upon by the parties, the Undersigned Mortgagee or Assignee does by this document release to the extent set forth below that mortgage made by:

Bruce Fong, Raymond Fong and Susan Fong

To: FIRST FIDELITY BANK

Which Mortgage is dated and recorded as follows:

Date	County and State of Recording	Doc Number	Page Number(s)
05/24/2012	Cook County, Illinois	1214516059	1 of 48

Covering the real estate in above stated county and described as follows:

See Exhibit "B"

See Exhibit "Schedule 1"

SIGNATURE(S) OF MORTGAGEE(S) OR ASSIGNEE(S)

Signed and Delivered on this date:

December 17, 2018

First Fidelity Bank
P.O. Box 32282
Oklahoma City, OK 73123

Aimee Yarbrough, Vice President, Assistant Director of Loan Operations

ACKNOWLEDGEMENT FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT OR REPRESENT A CORPORATION, PARTNERSHIP, LLC, etc.

State of Oklahoma

County of

} ss.

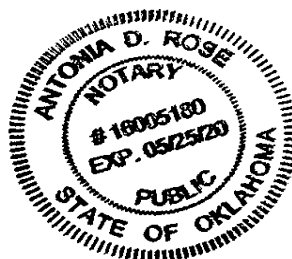
On December 17, 2018, before me, Antonia D Rose,
(date) (notary)

personally appeared, Aimee Yarbrough, Vice President, personally known to me.
(signers)

Witness my hand and official seal:

Antonia D Rose
Notary signature

My commission Expires: 05/25/20



R

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<input type="checkbox"/> PARTIAL RELEASE OF MORTGAGE	<input checked="" type="checkbox"/> INDIVIDUAL	WHEN RECORDED, RETURN TO First Fidelity Bank P.O. Box 32282 Oklahoma City, OK 73123-9985
	<input type="checkbox"/> CORPORATION	
<input checked="" type="checkbox"/> FULL RELEASE OF MORTGAGE	<input type="checkbox"/> PARTNERSHIP	

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Aimee Yarbrough
Aimee Yarbrough, Vice President, Assistant Director of Loan Operations

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State of Oklahoma

County of

} SS.

On _____, before me, _____,
(date) (notary)

personally appeared, Aimee Yarbrough, Vice President, personally known to me.
(signers)

Witness my hand and official seal:

Notary signature

My commission Expires: _____

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EXHIBIT "B"

Permitted Exceptions

1. Taxes for the years 2011 (final installment only) and 2012 [2011 final installment and 2012 taxes are not yet due or payable.]
 - 1.A. Note: 2011 final installment not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through, or under the lessees, as tenants only.
3. Ground Lease made by 30Kedzie Realty Venture, L.L.C. to LaSalle Bank National Association (now known as Bank of America, N.A.), dated August 27, 2011, a Memorandum of which was recorded April 5, 2002, as Document No. 0020389674, demising the land for a term of 20 years commencing August 27, 2001, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through, or under said Lessee.
4. [Intentionally omitted.]
5. Easement reserved in Deed from Laura C. Crawford, as Trustee under Trust Agreement dated the Last Will and Testament of John Henry Crawford, deceased to Lois La Jay Person, dated December 31, 1946, and recorded February 14, 1947, as Document 13995294, conveying an under 170th of land for switching over premises described as beginning on the west line of premises 406.32 feet north of the north line of West 31st Street; thence northeasterly on said right of way 60.50 feet; thence southwesterly to beginning and also for switch track where track now crosses that part of 20-foot strip along said Atchison, Topeka and Santa Fe Railroad right of way in northeast corner of land and east of the line 173 feet west of the east line of said Section 26.
6. Reservation in Deed from Oscar Bair and Lilith M. Bair, his wife, to William H. Crawford, John H. Crawford and Harry Crawford dated March 12, 1921, and recorded August 31, 1921, as Document 7252349, as follows: the Grantors expressly reserve a perpetual easement for the use of the following described portion of said premises: Beginning at a point on the west line of said premises 406.23 feet north of the north line of West 31st Street running thence north to the southerly line of the right of way of the Atchison, Topeka and Santa Fe Railroad Company, thence northeasterly on said right of way line 60.50 feet, thence southwesterly in a straight line to the point of beginning for the maintenance and operation of switch tracks over the last described portion of said premises to serve the premises west and adjoining the premises hereby conveyed but the Grantees shall have the right to use the portions of switch tracks so crossing the premises hereby conveyed for the purpose of loading and unloading cars.

The Grantors further expressly reserve a perpetual easement in and to that portion of the 20 foot strip adjoining the Atchison, Topeka and Santa Fe Railroad Company's right of way in the extreme northeast corner of the premises above described lying east of the line which is 173 feet west of the east line of Section 26 aforesaid for the operation and maintenance of said switch track over said portion of the premises hereby conveyed provided, however, that the Grantors will not nor shall anyone acting under their authority permit the use of one acting under their authority permit the use of said switch track to

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block or obstruct the use of said 20-foot strip for a driveway leading into West 30th Street. Also referred to in Deed from Oscar Baur and Lilith M. Baur, his wife, to Leopold Cohen Iron Company, a corporation of Illinois, dated July 3, 1947, and recorded July 9, 1947.

It is further provided that the switch tracks contained thereon shall not be used so as to block or obstruct the use of the 20 foot strip over which the easement exists as a driveway leading to 30th Street.

(Affects the westerly portion of the land and other property not now in question.)

7. Rights, if any, of public and quasi-public utilities in the land as evidenced by the overhead wires and telephone lines shown on Survey Number 03-62833 prepared by Professionals Associated Survey, Inc. and dated April 25, 2012.

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SCHEDULE 1

Property Description

THE NORTH 174.00 FEET, AS MEASURED PARALLEL WITH THE SOUTH LINE OF 30TH STREET, OF THAT PART OF BLOCK 24 IN STEELE AND OTHER'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 30TH STREET AND THE WEST LINE OF KEDZIE AVENUE; THENCE SOUTH 00 DEGREE, 10 MINUTES, 49 SECONDS WEST, 599.13 FEET ALONG THE WEST LINE OF KEDZIE AVENUE; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECONDS WEST, 265.75 FEET ALONG THE NORTH LINE OF WEST 31ST STREET; THENCE NORTH 00 DEGREE, 10 MINUTES, 49 SECONDS EAST, 465.88 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF KEDZIE AVENUE; THENCE NORTHEASTERLY ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2898.09 FEET, AN ARC DISTANCE OF 194.29 FEET AND CHORD BEARING NORTH 46 DEGREES, 36 MINUTES, 40 SECONDS EAST ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE SOUTH 89 DEGREES, 54 MINUTES, 42 SECONDS EAST, 125.01 FEET ALONG THE SOUTH LINE OF WEST 30TH STREET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

16-26-430-010

3010 S. Kedzie Ave.

Chicago, IL 60623