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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 11:40 AM PG: 1 OF 5

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: that **MB FINANCIAL BANK, N.A.**, a national banking association, for and in consideration of the indebtedness secured by the mortgage hereinafter mentioned, and the cancellation of all the notes thereby acknowledged, does hereby remise, release, convey and quitclaim unto **TESTA PROPERTIES LLC**, an Illinois limited liability company, its successors and assigns; all through that certain **SECOND MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING ("Mortgage")**, dated as of August 15, 2018 and recorded on August 23, 2018, as Document Number: 1823512034 in the office of the Cook County Recorder of Deeds, Illinois, the premises therein described, situated in the County of Cook, State of Illinois as follows:

Legal Description: 4545, 4551, and 4555 S. Racine Avenue, Chicago, Cook County, Illinois. PINS: 20-05-400-028-0000 (formerly partial parcel of 20-05-400-009-000), 20-05-400-024-0000 (formerly partial parcel of 20-05-400-015-000), 20-05-400-030-0000 (formerly partial parcel of 20-05-400-016-000), 20-05-400-017-0000, 20-05-400-018-0000, as more particularly described in Exhibit A and Exhibit A-1 attached hereto and made a part hereof.

TOGETHER with all the appurtenances and privileges thereunto belonging or appertaining.

The undersigned hereby acknowledges that this Release of Mortgage serves only to release the lien of the Mortgage upon the property described therein and is not evidence that the indebtedness secured by the Mortgage has been paid and satisfied in full.

TESTIMONY WHEREOF, the said MB Financial Bank, N.A. has caused these presents to be signed by a Vice President on the 21st day of December 2018.

[SIGNATURES ON FOLLOWING PAGE]

Box 400

COOK COUNTY RECORDER OF DEEDS
EDWARD M. MOODY
TESTA PROPERTIES LLC

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IN WITNESS WHEREOF, the undersigned Beneficiary has caused this instrument to be executed by its duly authorized officer this 21st day of December, 2018.

MB FINANCIAL BANK, N.A.

By: Kati Behrens
Printed Name: Kati Behrens
Title: Vice President – Commercial Lending

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kati Behrens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Vice President – Commercial Lending of MB FINANCIAL BANK, N.A., a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS MY HAND, at office, this 20th day of December, 2018.

Mirsada Durakovic
Notary Public

My Commission Expires:

8-8-2020



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EXHIBIT A Legal Description

A PARCEL OF LAND COMPRISED OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL COMPRISED OF A PART OF LOT 12 IN STOCK YARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF SAID SECTION 5, SAID PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 OF SECTION 5, (SAID PARALLEL LINE BEING ALSO 46.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 12 IN STOCK YARDS SUBDIVISION) WITH THE EASTERLY LINE OF SOUTH RACINE AVENUE, (AS SAID SOUTH RACINE AVENUE WAS OPENED PURSUANT TO ORDINANCE PASSED BY THE CITY OF CHICAGO ON MARCH 26, 1968 AND AS THE PROPERTY FOR THE OPENING OF SAID SOUTH RACINE AVENUE ACQUIRED BY CASE NO. 67L14286, FILED SEPTEMBER 2, 1967) SAID POINT OF INTERSECTION BEING 76.30 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH SAID WEST LINE OF SOUTHEAST 1/4 OF SECTION 5, THENCE SOUTH ALONG SAID EASTERLY LINE OF SOUTH RACINE AVENUE, A DISTANCE OF 332.64 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SOUTH RACINE AVENUE, A DISTANCE OF 221.57 FEET TO AN INTERSECTION WITH A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE EAST 1/2 OF SECTION 5, SAID PARALLEL LINE BEING ALSO THE WESTWARD EXTENSION OF THE SOUTH LINE OF LOT 12 IN SAID STOCK YARDS SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 899.06 FEET TO A POINT WHICH IS 399.94 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11 IN SAID STOCK YARDS SUBDIVISION, THENCE NORTHWESTERLY ALONG A CURVED LINE (SAID CURVED LINE BEING THE NORTHEASTERLY LINE OF SAID LOT 12 IN STOCK YARDS SUBDIVISION, SAID CURVED LINE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 896.68 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 49.46 FEET TO THE POINT OF BEGINNING.

Property Address: 4555 S. Racine Avenue, Chicago, IL 60609

P.I.N.s: 20-05-400-028-0000 (formerly partial parcel of 20-05-400-009-000)
20-05-400-024-0000 (formerly partial parcel of 20-05-400-015-000)
20-05-400-030-0000 (formerly partial parcel of 20-05-400-016-000)

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EXHIBIT A-1 Legal Description

PARCEL 1A:

ALL THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, CITY OF CHICAGO AND STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT WHICH IS 1023 FEET NORTH OF THE SOUTH LINE AND 123 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 5, AND RUNNING THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 999.96 FEET TO A POINT; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 600 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 399.96 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVED LINE HAVING A RADIUS OF 600 FEET AND CONVEXED TO THE SOUTHWEST TO THE POINT OF BEGINNING (EXCEPT THE NORTH 46.84 FEET MEASURED PERPENDICULAR THEREOF AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 5, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A LINE WHICH IS 1122.96 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF EAST 1/2 OF SAID SECTION 5, AT A POINT 976.16 FEET NORTH FROM THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 5, AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 187.71 FEET; THENCE WEST ALONG A LINE WHICH IS 788.45 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 5, A DISTANCE OF 51.77 FEET, TO THE EAST FACE OF A BRICK WALL OF AN EXISTING 5 STORY BRICK BUILDING; THENCE NORTH ALONG SAID EAST FACE OF BRICK WALL AND ALONG SAID EAST FACE EXTENDED, A DISTANCE OF 187.71 FEET TO ITS INTERSECTION WITH A LINE 976.16 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF THE EAST 1/2 OF SECTION 5; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 51.49 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

AN EASEMENT FOR PASSAGE OF PERSONS, ANIMALS AND VEHICLES AND TO LAY, CONSTRUCT, MAINTAIN, REPAIR AND REPLACE UTILITY LINES AND SEWERS OF ALL TYPES AND DESCRIPTIONS OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE, FOR THE BENEFIT OF PARCEL 1 AND CERTAIN OTHER PARCELS DESCRIBED IN EASEMENT AGREEMENT DATED AUGUST 27, 1969, RECORDED AS DOCUMENT 20992913:

A PARCEL OF LAND IN LOT 12 IN STOCK YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT WHICH IS 956.46 FEET NORTH FROM THE SOUTH LINE AND 37.14 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF SECTION 5 AND RUNNING THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 33.30 FEET TO A POINT WHICH IS 989.69 FEET NORTH FROM THE SOUTH LINE AND 39.45 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE EASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 84.32 FEET TO A POINT 995.32 FEET NORTH FROM THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 5 AND ON THE LINE BETWEEN LOTS 11 AND 12 IN SAID STOCK YARD'S SUBDIVISION. (SAID LINE BETWEEN LOTS 11 AND 12 BEING ALSO THE EASTERLY LINE OF THE LANDS OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY); THENCE SOUTHWARDLY ALONG THE LINE BETWEEN LOTS 11 AND 12, SAID LINE BEING THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 600 FEET, A DISTANCE OF 33.00 FEET TO A POINT 962.41 FEET NORTH FROM THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 5 AND THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING: IN COOK COUNTY, ILLINOIS.

Property Address: 4545 S. Racine Avenue, Chicago, IL
4551 S. Racine Avenue, Chicago, IL 60609

P.I.N.s: 20-05-400-017-0000
20-05-400-018-0000

Property of Cook County Clerk's Office