

UNOFFICIAL COPY

RELEASE OF MORTGAGE AND SECURITY
AGREEMENT And ASSIGNMENT OF RENTS
AND LEASES
(ILLINOIS)



Doc# 1906046076 Fee \$50.25

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2019 02:07 PM PG: 1 OF 6

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE WAS FILED.

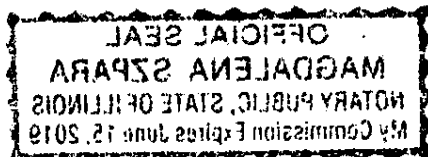
KNOW ALL MEN BY THESE PRESENTS, that First Midwest Bank, as successor by merger to the Great Lakes Bank N.A., for and in consideration of the payment of the indebtedness secured by the MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto POINTE 1900 REAIL LLC and their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the bank may have acquired in, through or by a certain MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES bearing date the 22ND day of MARCH, 2012 and recorded in the Recorder's Office of COOK County, in the State of Illinois, in book --- of records, on page ---, as Document No. 1215316070 AND 1215316071 to the premises therein described as follows, situated in the County of COOK, State of Illinois, to wit:

SEE EXHIBIT "A"

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

Permanent Real Estate Index Number(s): 17-21-414-010-0000

Address of premises: 1900 SOUTH STATE STREET, CHICAGO, ILLINOIS 60616



UNOFFICIAL COPY

Witness our hands, this 8TH day of FEBRUARY, 2019.

First Midwest Bank, as successor by merger to
the Great Lakes Bank N.A.

By: William D. Bolsen Jr.

Its: vice president

By: Ann Ormrod

Its: Senior vice president

This instrument was prepared by:

First Midwest Bank
P.O. Box 9003
Gurnee, IL 60031

STATE OF ILLINOIS
COUNTY OF LAKE

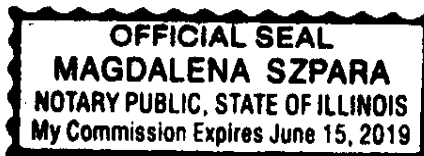
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William D. Bolsen Jr., personally known to me to be the vice president of First Midwest Bank, and Ann Ormrod, personally known to me to be the senior vice president of said banking corporation, and personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such vice president and senior vice president, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 12th day of February, 2019.

Magdalena Szpara
Notary Public

Commission Expires June 15, 2019

MAIL TO: FIRST MIDWEST BANK
P.O. BOX 9003
GURNEE, IL 60031
20120019/DC/M SZPARA



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.09 FEET; THENCE NORTH 89° 35' 12" WEST, A DISTANCE OF 7.87 FEET; THENCE SOUTH 58° 03' 12" WEST, A DISTANCE OF 11.14 FEET; THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET; THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND WHOSE CHORD OF 19.46 FEET BEARS NORTH 19° 55' 01" EAST; THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 38.06 FEET; THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.47 FEET; THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.67 FEET; THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 18.12 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 3.65 FEET; THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.64 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET; THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET; THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET; THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET; THENCE NORTH

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

90° 00' 00" EAST, A DISTANCE OF 5.50 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET; THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET; THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET; THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET; THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET; THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET; THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET; THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.15 FEET; THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40 FEET; THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3 IN BLOCK 32 IN

UNOFFICIAL COPY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 5A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58 DEGREES 08 MINUTS 39 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.77 FEET;
 THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.61 FEET;
 THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 7.59 FEET;
 THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 7.49 FEET;
 THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 9.45 FEET;
 THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.05 FEET;
 THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.80 FEET;
 THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.30 FEET;
 THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 15.63 FEET;
 THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 13.09 FEET;
 THENCE SOUTH 76 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.50 FEET;
 THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.50 FEET;
 THENCE SOUTH 58 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 21.88 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.68 FEET;
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.65 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.40 FEET;
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7 TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET; THENCE CONTINUING NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET; THENCE SOUTH 31 DEGREES 54 MINUTES 03 SECONDS EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH 58 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 30.61 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 1.09 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 6.15 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 19.82 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.11 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 5C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LIEN OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH 58 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 103.96 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 15.39 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 69.15 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:
17-21-414-010-000

Street Address:
1900 South State Street, Chicago, Illinois