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Doc#: 1907428012 Fee: \$58.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/15/2019 10:36 AM Pg: 1 of 6

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

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

This Instrument Prepared By: Deanne Billingsley

Loan #: 206482-3001
Deal Name: Private Bank Com
IL, Cook



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

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CIBC BANK USA, Formerly Known As The PrivateBank and Trust Company** does hereby certify that a certain **MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS**, by **4400 45th Associates, LLC** (collectively the "Borrower"), is hereby **RELEASED AND SATISFIED** and the real estate described therein is fully released as described below:

Original Lender: The PrivateBank and Trust Company Dated: 12/15/2016 Recorded: 12/19/2016
Instrument: 1635434089 in Cook County, IL Loan Amount: \$32,500,000.00
Property Address: 4400 W. 45th Street, Chicago, IL
Parcel Tax ID: 19-03-400-049-0000
Legal description is attached hereto and made a part thereof.

Also releasing Assignment of Leases and Rents recorded 12/19/2016 as Document No. 1635434090.

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 03/14/2019.

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

By: Augusto Sumulong
Name: Augusto Sumulong
Title: Loan Operations Officer # 7466

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Page 2

Loan #: 206482-3001

REF160559963

State of Illinois

County of Cook

On 03/14/2019 before me, Nora M. Dabrowski, Notary Public, personally appeared Augusto Sumulong, Loan Operations Officer # 7466 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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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(See Attached)

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LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, APRIL 29, 1897 AS DOCUMENT NUMBER 2530529, IN BOOK 67 OF PLATS, PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 45TH STREET AND A LINE 24.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY 1ST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED SEPTEMBER 15, 1950 AND RECORDED OCTOBER 16, 1950 AS DOCUMENT NUMBER 14927392; THENCE WEST ALONG SAID NORTH LINE OF WEST 45TH STREET, A DISTANCE OF 920.46 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIAN RAILROAD COMPANY TO THE 1ST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951, AND RECORDED MARCH 8, 1951 AS DOCUMENT NUMBER 15026337; THENCE NORTHERLY ALONG LAST DESCRIBED LINE, A DISTANCE OF 572.27 FEET TO A POINT, SAID POINT BEING 893.28 FEET, MORE OR LESS, WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 740.65 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3, SAID POINT OF INTERSECTION BEING 886.66 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT WHICH IS 741.24 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE, AND 881.77 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 921.31 FEET TO A POINT WHICH IS 667.45 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE, AND 913.79 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT IN A LINE PARALLEL TO AND 935.32 FEET SOUTH OF THE SAID EAST AND WEST CENTER LINE OF SECTION 3, SAID POINT BEING 550.69 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 301.41 FEET, MORE OR LESS, TO A POINT 249.28 FEET WEST OF THE NORTH AND SOUTH CENTER OF SAID SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT WITH A LINE PARALLEL TO AND 970.57 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SAID SECTION 3, SAID POINT OF INTERSECTION BEING 3.25 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 24.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING, THE 3 LAST MENTIONED COURSES BEING THE SOUTHWESTERLY AND WESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY 1ST NATIONAL BANK OF CHICAGO, TO THE THEN TRUSTEES

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OF THE CENTRAL MANUFACTURING DISTRICT BY AFOREMENTIONED DEED DATED SEPTEMBER 15, 1950 (AS DOCUMENT NUMBER 14927392).

THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS

THE EAST AND WEST CENTER LINE OF SAID SECTION 3, IS DEFINED AS STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3, TO A POINT ON THE WEST LINE OF SAID SECTION 3, MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3, AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3.

WEST 45TH STREET IS DEFINED AS A STRIP OF LAND LYING IN LOT "B" OF THE SUBDIVISION RECORDED APRIL 29, 1897, IN BOOK 67 OF PLATS 44, AS DOCUMENT NUMBER 2530529, WHICH IS 66 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE, EXTENDED NORTHERLY, TO THE WESTERLY BOUNDARY LINE (WHERE THE SAME EXTENDS ACROSS THE 66 FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE 1ST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951 AND RECORDED MARCH 8, 1951 AS DOCUMENT NUMBER 15026337, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1265.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3. THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID STRIP, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED SEPTEMBER 15, 1950 AND RECORDED OCTOBER 16, 1950 AS DOCUMENT 14927392, FROM THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 6558 TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT FOR THE PURPOSE OF INGRESS AND EGRESS.

PARCEL 1 ALSO DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1; THENCE S 88°32'30" W, A DISTANCE OF 920.46'; THENCE N 01°35'06" W, A DISTANCE OF 572.27'; THENCE S 29°27'09" E, A DISTANCE OF 14.27'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 206.66', WITH A RADIUS OF 328.12', WITH A CHORD BEARING OF S 47°29'45" E, WITH A CHORD LENGTH OF 203.26'; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.62', WITH A RADIUS OF 921.31', WITH A CHORD BEARING OF S 68°02'10" E, WITH A CHORD LENGTH OF

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80.60'; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 119.52', WITH A RADIUS OF 328.12', WITH A CHORD BEARING OF S 81°01'24" E, WITH A CHORD LENGTH OF 118.86'; THENCE N 88°32'30" E, A DISTANCE OF 301.41'; THENCE S 83°31'03" E, A DISTANCE OF 255.20'; THENCE N 88°32'30" E, A DISTANCE OF 21.68'; THENCE S 01°48'31" E, A DISTANCE OF 329.75' TO THE POINT OF BEGINNING.

PIN: 19-03-400-049-0000

Commonly known as: 4400 W. 45th Street, Chicago, Illinois

COOK COUNTY
RECORDER OF DEEDS

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