

UNOFFICIAL COPY

RELEASE OF MORTGAGE BY CORPORATION

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.

After Recording Mail To: Nichols Partners LLC 6650 N. Northwest Hwy. Chicago, IL 60631-1307



1912322018

Doc# 1912322018 Fee \$42.25

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 10:00 AM PG: 1 OF 2

Loan Number: 1902067713

BankFinancial, NA formerly known as BankFinancial, FSB and Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, a corporation existing under the laws of the UNITED STATES OF AMERICA, for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby Remise, Convey, Release and Quit-Claim unto Nichols Partners L.L.C., a Illinois Limited Liability Company all the right, title, interest, claim or demand whatsoever it may have acquired in the below described property described in that COMMERCIAL REAL ESTATE MORTGAGE bearing date of December 26, 2014 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document No. 1500701043 and an ASSIGNMENT OF LEASES AND RENTS bearing date of December 26, 2014 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document No. 1500701044 to the premises therein described, situated in the County of Cook and the State of Illinois follows, to wit: (see attached for Legal Description)

Parcel Number: 02-01-200-026-0000 and 02-01-200-006-0000

Property Address: 2282-2312 W. Nichols Rd., Arlington Heights, Illinois 60004

BankFinancial, NA formerly known as BankFinancial, FSB and Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, has caused its corporate seal to be affixed, and to be signed by its Loan Services Officer and attested by this April 2, 2019

By:

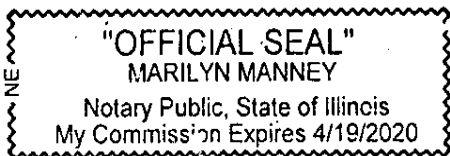
[Signature]

Christopher P. Keating, Vice President/Loan Services Officer

STATE OF ILLINOIS) SS. COUNTY OF DUPAGE

I the UNDERSIGNED, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Christopher P. Keating personally known to me to be the Vice President/Loan Services Officer of BankFinancial, NA formerly known as Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that such Loan Services Officer signed and delivered the said instrument as Loan Services Officer of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of the said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this April 2, 2019



[Signature] Notary Public

This document prepared by: BankFinancial, NA 15W060 N. Frontage Road Burr Ridge, IL 60527

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LEGAL DESCRIPTION

Legal Description: 2282 W. NICHOLS RD., ARLINGTON HEIGHTS, ILLINOIS 60004

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 906.79 FEET NORTH AND 392.06 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 58.67 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 50.71 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 71.75 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 25.0 FEET; THENCE NORTH 16 DEGREES 54 MINUTES 30 SECONDS EAST, 9.40 FEET; THENCE NORTH 27 DEGREES 58 MINUTES 38 SECONDS WEST, 9.42 FEET; THENCE NORTH 05 DEGREES 46 MINUTES 28 SECONDS EAST, 11.35 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE AS SET FORTH IN A CERTAIN DECLARATION ON SEPTEMBER 23, 1977 AS DOCUMENT NO. 24119679 AND AS AMENDED THEREAFTER.

2312 W. NICHOLS RD., ARLINGTON HEIGHTS, ILLINOIS 60004

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 794.09 FEET NORTH AND 540.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE NORTH 86 DEGREES 03 MINUTES 05 SECONDS WEST, 58.67 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 55 SECONDS EAST, 10.0 FEET TO A POINT 808.11 FEET NORTH AND 597.84 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 38 DEGREES 22 MINUTES 50 SECONDS EAST, 11.57 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 55 SECONDS EAST, 24.63 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 55 SECONDS EAST, 9.25 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 05 SECONDS EAST, 58.67 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 55 SECONDS WEST 10.0 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 55 SECONDS WEST, 9.25 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 55 SECONDS WEST, 24.63 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 50 SECONDS WEST, 11.57 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 17, 1977 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT NO. 24119679 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 49107 TO SURYANARAYANA BHAMIDIPATY AND LAKSHMI BHAMIDIPATY DATED JUNE 20, 1978 AND RECORDED JULY 27, 1978 AS DOCUMENT NO. 24555723 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Parcel Number: 02-01-200-026-0000 and 02-01-200-066-0000

Property Address: 2282-2312 W. Nichols Rd., Arlington Heights, Illinois 60004