

# UNOFFICIAL COPY

## PARTIAL RELEASE

Loan number 7047000 notes 1 & 3

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 OR DEED OF TRUST WAS FILED.



Doc# 1914949005 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/29/2019 09:12 AM PG: 1 OF 2

This Instrument is a partial release intended to release the lien of the **Mortgage, Assignment of Rents and Leases, Security Agreement, Financing Statement, and Fixture Filing** solely to the parcel set forth in Exhibit A and not to release the indebtedness secured by the mortgage.

KNOW ALL MEN BY THESE PRESENTS, that **REPUBLIC BANK OF CHICAGO**, an Illinois banking corporation, with its main offices at 2221 Camden Court, Oak Brook, IL 60523 for and in consideration of the sum of one dollar, the receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM Unto **2709 Ashland, LLC**, an Illinois limited liability company, their heirs, legal representatives, and assigns all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain **Mortgage, Assignment of Rents and Leases, Security Agreement, Financing Statement and Fixture Filing** dated **August 7, 2015** and recorded in the Recorder's Office of Cook, Illinois as Document No. **1522319140** solely as to the premises set forth in **Exhibit A** together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Tax Number: **14-29-300-011-0000; 14-29-300-013-0000; 14-29-300-014-0000; 14-29-300-071-0000** (underlying PINs affects other land)

Address(es) of Premises: **2709-2745 N. Ashland Street, Vacant land, Chicago, IL 60614**

Other documents hereby released: **Assignment of Rents No. 1522319141, Modification & Extension Agreement Numbers 1602846010, 1826419232, 1826457108**

It is expressly understood that, except for releasing the lien covering the real estate set forth above, the above described Mortgage shall remain in full force and effect and continue to be a lien upon the remaining real estate described therein.

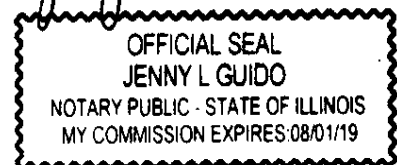
Dated as of **April 15, 2019**

REPUBLIC BANK OF CHICAGO

By: *Julie E. Brzozowski*  
Julie E. Brzozowski  
SVP/Loan Operations Manager

I certify that before me this **15th day of April, 2019** did appear **Julie E. Brzozowski, SVP/Loan Operations Manager** of Republic Bank of Chicago and she did acknowledge that she signed and delivered the foregoing instrument as a duly authorized officer of said bank as her/his free and voluntary act and the free and voluntary act of said bank for the uses and purposes therein set forth.

By: *Jenny L Guido*  
My Commission expires:



This instrument was prepared by:  
Republic Bank of Chicago  
2221 Camden Court  
Oak Brook, IL 60523

Return to:  
2709 Ashland, LLC  
550 W. Frontage Road Suite 3700  
Northfield, IL 60093

**UNOFFICIAL COPY****UNITED SURVEY SERVICE, LLC**

CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
 E-MAIL: USURVEY@USANDCS.COM

# PLAT OF SURVEY

OF

LOT 12 (EXCEPT THE NORTH 1.00 FOOT THEREOF) AND (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED, RECORDED AUGUST 27, 1930 AS DOCUMENT 10732414) IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 262.33 FEET (EXCEPT THE EAST 121.33 THEREOF) OF LOT 7 (EXCEPT THAT PART OF LOT 7 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 29, AS CONVEYED BY QUIT CLAIM DEED RECORDED AUGUST 7, 1930 AS DOCUMENT NUMBER 10729007), IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 1, 2, 3 AND 14, IN MUELLER'S SUBDIVISION OF THE WEST 141.0 FEET OF LOT 8, IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE THE PLAT THEREOF RECORDED JANUARY 17, 1902 AS DOCUMENT NO. 3196854 IN BOOK 82 OF PLATS, PAGE 18 THEREIN, (EXCEPT THAT PART OF PREMISES IN QUESTION LYING WEST OF A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29, CONVEYED TO THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, BY QUIT CLAIM DEED RECORDED AUGUST 19, 1930 AS DOCUMENT NUMBER 10729008), IN COOK COUNTY, ILLINOIS.

**KNOWN AS: 2709 - 2745 N. ASHLAND AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBERS:

14 - 29 - 300 - 011 - 0000

14 - 29 - 300 - 013 - 0000

14 - 29 - 300 - 014 - 0000

14 - 29 - 300 - 071 - 0000

AREA = 32,418 SQUARE FEET OR 0.744 ACRE