

# UNOFFICIAL COPY

This instrument was prepared by:

**FNBC Bank and Trust**  
**620 W Burlington Ave.**  
**LaGrange, IL 60525**

Return to:

**FMA Forest Park Properties LLC**  
**1425 Jason Court**  
**Bartlett IL 60103**

Doc#: 1919655099 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 07/15/2019 01:46 PM Pg: 1 of 4

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## RELEASE OF MORTGAGE

FNBC Bank and Trust (Mortgagee), the holder of that certain mortgage ("Mortgage and Assignment of Rents") executed by FMA Forest Park Properties, LLC, dated April 12, 2017, recorded on April 17, 2017 as Document No. 1710749048 and 1710749049 in the Office of the Recorder/Recorder of Deeds of Cook County, Illinois, having been requested to release a portion of the estate granted to the Mortgagee under said Mortgage and Assignment of Rents, for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, conveys, releases and quitclaims unto FMA Forest Park Properties, LLC, all the estate, title and interest acquired by Mortgagee under the Mortgage to the property situated in Cook County, Illinois and legally described as follows:

### Legal Description:

#### PARCEL 1:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 262.04 FEET SOUTH AND 625.96 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$ , THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 119.5 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 58.96 FEET, THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ , A DISTANCE OF 28.5 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , A DISTANCE OF 8.26 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 91 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 50.70 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 745.46 FEET WEST AND 262.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 23; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, TO THE CENTER OF THE DES PLAINES RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RIVER TO A LINE WHICH IS 321.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 23; THENCE EAST ON A LINE 321.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, TO A LINE WHICH IS 745.46 FEET WEST OF AND PARALLEL WITH THE EAST LINE

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OF SAID SECTION 23; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 58.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 625.96 FEET WEST AND 312.74 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$ , THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 91 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 8.26 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  TO THE CENTER OF THE DES PLAINES RIVER, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RIVER TO A LINE WHICH IS 356.90 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  THENCE EAST ON SAID PARALLEL LINE TO A LINE WHICH IS 625.96 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 44.16 FEET TO THE POINT OF BEGINNING.

## PARCEL 4:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 404.08 FEET SOUTH AND 625.96 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$ ; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  TO THE CENTER LINE OF THE DES PLAINES RIVER; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF THE DES PLAINES RIVER TO A LINE WHICH IS 356.9 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ ; THENCE EAST ON SAID PARALLEL LINE TO A LINE WHICH IS 625.96 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ ; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , A DISTANCE OF 47.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

EASEMENTS AS SHOWN ON PLAT OF SURVEY DATED NOVEMBER 19, 1964 AND RECORDED MAY 25, 1965 AND RECORDED OCTOBER 15, 1965 AS DOCUMENT NUMBER 19619237 MADE BY MATT PAUGA JR. AND INGA PAUGA, HIS WIFE, AS AMENDED BY DOCUMENT 19670531, AND AS CREATED BY THE MORTGAGE FROM MATT PAUGA AND INGA PAUGA, HIS WIFE, TO WESTERN SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF ILLINOIS, DATED NOVEMBER 6, 1965 AND RECORDED NOVEMBER 9, 1965 AS DOCUMENT NUMBER 19643931 AND RE-RECORDED DECEMBER 1, 1965 AS DOCUMENT NUMBER 19670534 AND AS CREATED BY DEED FROM JOHN C. HAAS TO MATT PAUGA AND INGA PAUGA DATED OCTOBER 14, 1976 AND RECORDED DECEMBER 17, 1976 AS DOCUMENT 23751240. (5A) FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 AFORESAID, FOR INGRESS AND EGRESS OVER AND UPON THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  AND 746.86 FEET WEST OF THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 109.04 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 138.9 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 20 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 40 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 20 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 20 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 98.9 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , 209.04 FEET, THENCE EAST 20 FEET TO THE PLACE OF BEGINNING;

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ALSO:

(5B) THAT PART OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 700.46 FEET WEST AND 262.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST ¼, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 3 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 100 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 3 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID).

ALSO:

(5C) EASEMENT FOR INGRESS AND EGRESS, AND PARKING OVER AND ACROSS THAT PART OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 625.96 FEET WEST AND 262.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 23, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 74.5 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 50.70 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 44.5 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 91.38 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 142.04 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) ALL IN COOK COUNTY, ILLINOIS.

**Address of Property:** 8280-8290 W Roosevelt Road, Forest Park, IL 60130

**PIN:** 15-23-201-006-0000, 15-23-201-007-0000, 15-23-201-008-0000, and 15-23-201-009-0000

The remaining property described in the Mortgage shall continue to be held under the terms thereof.

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

Dated: 6/13/19

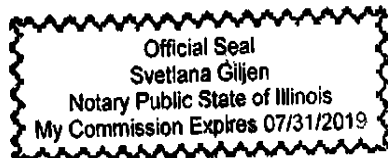
By: Joseph Kroc  
Joseph Kroc, Senior Vice President

By: Dimitri Karantonis  
Dimitri Karantonis, Assistant Vice President

STATE OF ILLINOIS,  
COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2019 by Joseph Kroc, Senior Vice President and Dimitri Karantonis, Assistant Vice President, of the FNBC Bank and Trust on behalf of the corporation.

My Commission expires:



Svetlana Giljen  
Notary Public

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