

UNOFFICIAL COPY

Doc#. 1929515093 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2019 01:51 PM Pg: 1 of 4

RELEASE DEED

ILLINOIS STATUTORY

MAIL TO:

First American Title National
Commercial Services
Attention: Kristin Brown
2425 E. Camelback Rd. #300, Phoenix,
AZ 85016

NAME and ADDRESS OF PREPARER:

Fried, Frank, Harris, Striver & Jacobson
LLP
1 New York Plaza
1 FDR Drive
New York, NY, 10004
Attn: Real Estate Legal Assistant Dept.

RECORDER'S STAMP

Know All Men by These Presents, That Citibank, N.A. (as Collateral Agent for the Noteholders) for and in consideration of one dollar, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto Spirit Master Funding, LLC, a Delaware limited liability company, all right, title, interest, claim or demand whatsoever Citibank, N.A. (as Collateral Agent for the Noteholders) may have acquired in, through or by a certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated December 19, 2014 and recorded in the Recorder's Office of Cook County, Illinois, on January 13, 2015 as Document No. 1501316017 to the premises therein described, together with all the appurtenances and privileges thereunto belonging or appertaining, situated in Cook County, Illinois, as follows to wit:

(See Exhibit A attached hereto)

Permanent Index Number(s): 14-32-107-056-0000

Property Address: 1500 W. Webster Avenue, Chicago, Cook County, Illinois 60614

UNOFFICIAL COPY

Dated this 20th day of September, 2019

Citibank, N.A.,
in its capacity as collateral agent


Name: JAMES POLCARI
Title: Senior Trust Officer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

On September 20, 2019, before me, Bryant Taylor, personally appeared James Polcari personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

FOR NOTARY STAMP



Notary Public

BRYANT TAYLOR
Notary Public, State of New York
No. 017A6126472
Qualified in New York County
Commission Expires March 7, 2021

My Commission Expires

Property of Co. of County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF LAND

1500 W. Webster Avenue, Chicago, Illinois 60614, aka
7230 N. Dearlake Street, Chicago, Illinois 60614

Permanent Index Numbers: 14-32-107-056-0000 and 14-32-107-057-0000

PARCEL 1:

THAT PART OF LOTS 49, 50, 51, 52 AND 53, TAKEN AS A TRACT, IN BLOCK 4 IN NICKERSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.32 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 02 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53; THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 49, 50, 51, 52 AND 53 IN BLOCK 4 IN NICKERSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS,

(EXCEPT THAT PART DESCRIBED AS FOLLOWS):

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.32 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 02 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF

LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53; THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.