

# UNOFFICIAL COPY



Doc# 1930816072 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2019 02:24 PM PG: 1 OF 8

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## PARTIAL RELEASE OF MORTGAGE

This PARTIAL RELEASE OF MORTGAGE ("Release") is made this 12<sup>TH</sup> day of November, 2018, by CWII LOANS, LLC, an Illinois limited liability company, whose address is 935 West Chestnut St., Suite 600, Chicago, IL 60642 (The "Releasing Party");

WHEREAS pursuant to that certain Assignment of Mortgage, dated June 26, 2015, recorded in the office of the Cook County Recorder of Deeds on July 24, 2015 as Doc No. 1520518003 the ("Assignment of Mortgage") by and between BMO Harris Bank N.A. (f/k/a Harris N.A., successor by merger to Harris Trust and Savings Bank) and the Releasing Party, the Releasing Party became the owner and holder of that certain Construction Mortgage, Personal Property Security Agreement, Assignment of Leases and Rentals and Financing Statement dated August 13, 1996 and recorded with the Cook County Recorder of Deeds on August 13, 1996, as Document No. 96620418 (the "Mortgage");

WHEREAS, the Releasing Party pursuant to the Assignment of Mortgage continues to hold a secured interest in that certain property commonly known as 6226 South University Avenue, Chicago, Illinois and legally described in Exhibit A attached hereto (the "Property");

WHEREAS, the City of Chicago, an Illinois municipal corporation and home rule unit of government (the "City"), and KMW Communities LLC, an Illinois limited liability company ("KMW"), have entered into that certain Agreement for the Sale and Redevelopment of Land, dated as of May 2, 2017, and recorded with the Office of the Cook County Recorder of Deeds ("Recorder's") on May 5, 2017, as Document No. 1712519058 (the "Agreement") for that certain property commonly known as 6223-33 S. Greenwood and legally described in Exhibit B attached hereto (the "Development Property");

WHEREAS, in order for KMW to develop the Development Property consistent with the terms of the Agreement, KMW has proposed to dedicate a public alley as delineated in Exhibit C attached hereto (the "Proposed Public Alley");

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WHEREAS, the west sixteen feet (16') of the Releasing Party Property and legally described in **Exhibit D** attached hereto (the "Dedication Property") is included in the Proposed Public Alley; and

WHEREAS, prior to accepting the dedication, the City requires that all interests in the Proposed Public Alley, including but not limited to Releasing Party's security interest in the Dedication Property be released.

NOW THEREFORE in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Releasing Party does hereby forever release any and all right, title, interest, claim, and demand, at law and equity, that the Releasing Party may have as to the Dedication Property, including but not limited to any rights, title or interest set forth in the Mortgage and the Assignment of Mortgage.


This Release shall be binding upon the Releasing Party, its heirs, representatives, executors, agents, successors and assigns and shall forever run with the land. This Release shall be governed and construed and enforced in accordance with the laws of the State of Illinois

*IN WITNESS WHEREOF*, this Partial Release of Mortgage has been executed as of the day and year first above written.

**RELEASING PARTY:**

**CWHI LOANS, LLC,**  
an Illinois limited liability company

By: The Wolcott Group, Inc.,  
an Illinois corporation  
Its: Manager

By:   
Name: Victor F. Michel  
Its: Treasurer

(acknowledgment appears on next page)

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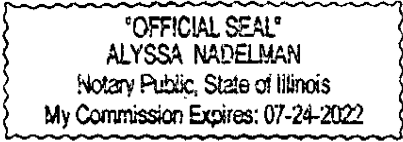
## ACKNOWLEDGEMENT OF RELEASING PARTY

STATE OF ILLINOIS                    )  
   ) ss.  
 COUNTY OF COOK                    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify Victor F. Michel, the Treasurer of The Wolcott Group, Inc., which is the Manager of CWII LOANS, LLC, an Illinois liability company (the "Company"), personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, being first duly sworn by me, acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my notarial seal this 12<sup>th</sup> day of November, 2018.

Alyssa Nadelman  
 NOTARY PUBLIC



My Commission Expires: July 24<sup>th</sup>, 2022

<p><b>When Recorded, Return To:</b></p> <p>Law Offices of Peter C. Quigley          53 West Jackson; Suite 601          Chicago, Illinois 60604</p>	<p><b>Drafted By:</b></p> <p>Peter C. Quigley          Law Offices of Peter C. Quigley          53 West Jackson; Suite 601          Chicago, Illinois 60604</p>
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## EXHIBIT A

### LEGAL DESCRIPTION of RELEASING PARTY PROPERTY

LOT 6 (EXCEPT THE SOUTH 35 FEET THEREOF AND ALSO EXCEPT THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTH 35 FEET OF SAID LOT 6, WHICH SAID POINT IS 23 FEET 5 ½ INCHES EAST OF THE NORTHWEST CORNER OF SAID SOUTH 35 FEET OF SAID LOT 6, RUNNING THENCE NORTH 1 INCH; THENCE SOUTHEASTERLY TO A POINT IN THE NORTH LINE OF SAID 35 FEET OF SAID LOT 6, 22 FEET FROM THE POINT OF BEGINNING, THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING) IN BLOCK 11 IN BUSBY'S SUBDIVISION OF THE SOUTH ½ (EXCEPT 2 ½ ACRES) OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERCIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS COMMONLY KNOWN AS: 6226-28 South University Avenue  
Chicago, Illinois 60637

PROPERTY IDENTIFICATION NUMBER (PIN): 20-14-317-020-0000

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## EXHIBIT B

### LEGAL DESCRIPTION of DEVELOPMENT PROPERTY

LOT 13 AND THE SOUTH 35 FEET OF LOT 14 IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 20-14-317-006-0000 and  
20-14-317-007-0000

Commonly known as: 6223-33 S. Greenwood  
Chicago, Illinois 60637

Property of Cook County Clerk's Office  
RECORDED BY DEEDS

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EXHIBIT C

DEPICTION of  
PROPOSED PUBLIC ALLEY

[see attached]

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

# UNOFFICIAL COPY

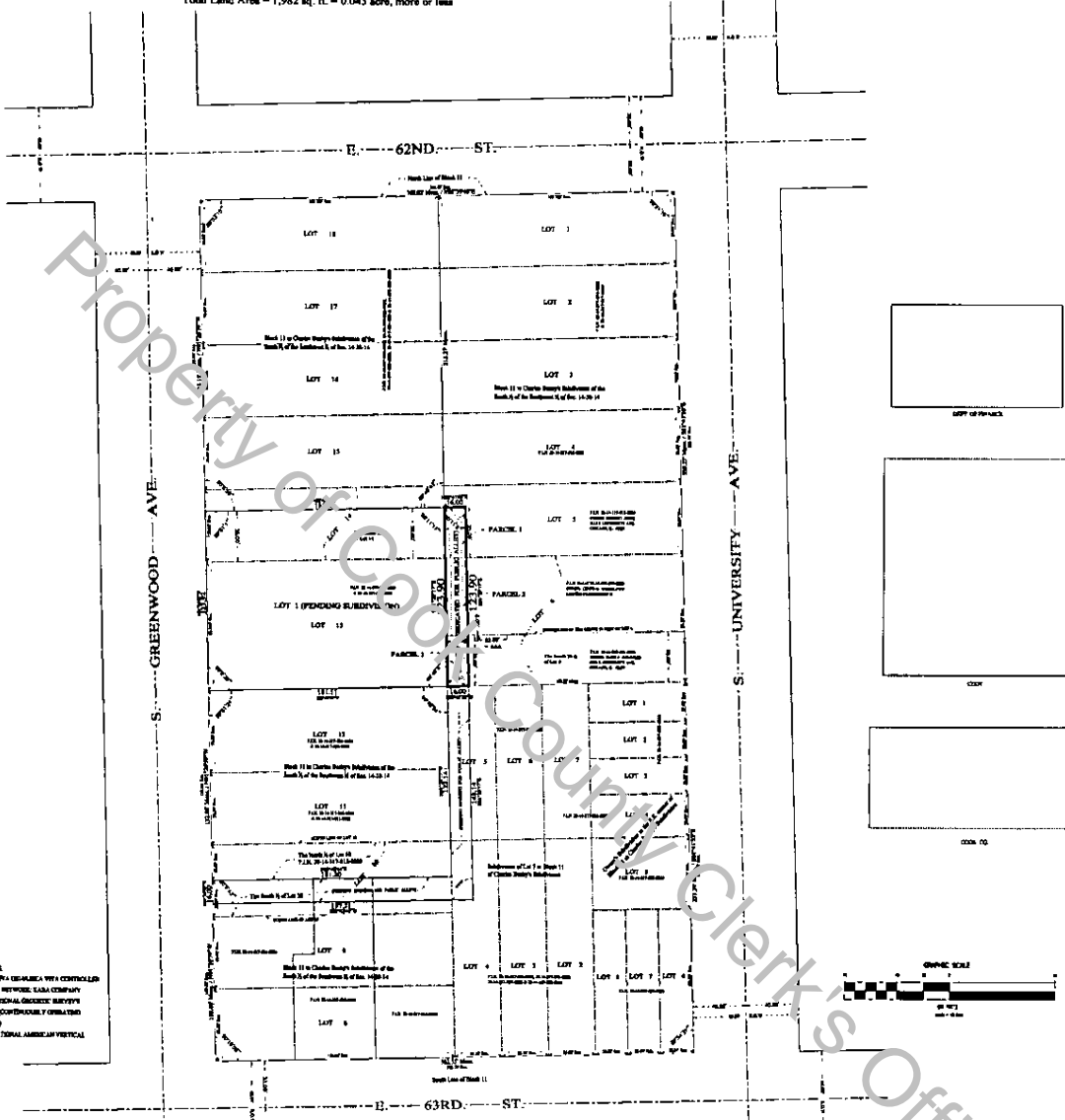
## EXHIBIT "A" PLAT OF DEDICATION FOR ALLEY OF

**PARCEL 1:** The West 16 feet of the South 35 feet of Lot 5 in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

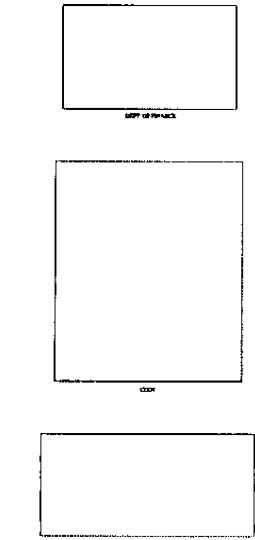
**PARCEL 2:** The West 16 feet of Lot 6 (Except the south 35 feet thereof and also except that part of Lot 6 described as follows: Commencing at a point in the north line of said south 35 feet of said Lot 6, which said point is 23 feet 5 1/2 inches east of the northwest corner of said south 35 feet of said Lot 6, running thence north 1 inch; thence southeasterly to a point in the north line of said south 35 feet of said Lot 6, 22 feet from the point of beginning; thence west along said north line to the point of beginning) in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 3:** The West 16 feet of the South 35 feet of Lot 6 in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, also that part of Lot 6 described as follows: Commencing at a point in the north line of said south 35 feet of said Lot 6, which said point is 23 feet 5 1/2 inches east of the northwest corner of said south 35 feet of said Lot 6, running thence north 1 inch; thence southeasterly to a point in the north line of said south 35 feet of said Lot 6, 22 feet from the point of beginning; thence west along said north line to the point of beginning, in Cook County, Illinois.

Total Land Area - 1,982 sq. ft. = 0.045 acre, more or less



**RECORD INFORMATION:**  
FOR OFFICE USE ONLY  
RECORDING INFORMATION  
DATE: 11/11/2011  
TIME: 10:00 AM  
BY: [Signature]



**Survey Notes:**  
All dimensions and angles are compared on the field.  
Obstructions are shown in this and adjacent parts shown.  
Close (to) and far (from) are indicated in essential dimensions. (When-obscured) refers to dimensions based on the data.  
No dimensions should be assumed by mere discontinuities upon the plan. For building lines, easements and other restrictions not shown herein, refer to your deed, the plat and local zoning regulations, etc. Unless otherwise noted herein, the bearing, back, elevation angles and coordinates shown of work is assumed.  
As of the last day of October next before, the above described property is vacant.  
Measurements shall be set out as the corner upon approval of plat.  
Last Day of Publication: 11/11/2011

**Owner Certificate:**  
I, [Name], do hereby certify that I am (We are) the owner(s) of the property described herein as Parcel 1 and that I (We) have caused the said property to be surveyed and dedicated as shown herein.  
Date: A. D. 20\_\_  
Owner: \_\_\_\_\_

**State of Illinois**  
County of Cook  
I, \_\_\_\_\_, a notary public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_, who is personally known to me to be the owner herein, whose name is subscribed to the foregoing instrument on each owner or authorized agent, appeared before me this day in person and acknowledged that he signed the annexed plat in his own and voluntary act for the uses and purposes therein set forth.  
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_  
Notary Public

**Owner Certificate:**  
I, [Name], do hereby certify that I (We) am (are) the owner(s) of the property described herein as Parcel 2 and that I (We) have caused the said property to be surveyed and dedicated as shown herein.  
Date: A. D. 20\_\_  
Owner: \_\_\_\_\_

**State of Illinois**  
County of Cook  
I, \_\_\_\_\_, a notary public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_, who is personally known to me to be the owner herein, whose name is subscribed to the foregoing instrument on each owner or authorized agent, appeared before me this day in person and acknowledged that he signed the annexed plat in his own and voluntary act for the uses and purposes therein set forth.  
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_  
Notary Public

The above described property is in the City of Chicago, School District 299  
School Name: Address: Grid:  
U of C Woodlawn 128 6430 S. University Ave. 6-13  
Woodsboro 6471 S. Calumet Ave. PK-6  
Windsor 6636 S. Ellis Ave. K-4  
The zoning classification of the property shown hereon is PD-72 (Planned Development District) as defined in the City of Chicago, Department of Zoning Ordinance.  
The survey has not encroached the applicable zoning, building codes, setback or specific uses allowed within the zoning classification except the City of Chicago.  
Department of Zoning, City Hall, 121 North LaSalle Street, Room 902, Chicago, Illinois, (312) 744-7777, for consultation, verification and specific questions pertaining to the above stated zoning classification.

**Owner Certificate:**  
I, [Name], do hereby certify that I am (We are) the owner(s) of the property described herein as Parcel 3 and that I (We) have caused the said property to be surveyed and dedicated as shown herein.  
Date: A. D. 20\_\_  
Owner: \_\_\_\_\_

**State of Illinois**  
County of Cook  
I, \_\_\_\_\_, a notary public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_, who is personally known to me to be the owner herein, whose name is subscribed to the foregoing instrument on each owner or authorized agent, appeared before me this day in person and acknowledged that he signed the annexed plat in his own and voluntary act for the uses and purposes therein set forth.  
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_  
Notary Public

**Surveyor's Certificate:**  
The above described property was surveyed by M M Surveying Company, Inc., under the supervision of [Name], an Illinois Professional Land Surveyor, and the plat herein drawn is a correct representation of said survey. All dimensions are shown in feet and decimal parts thereof. Containing 1,982 sq. ft. = 0.045 acre, more or less.  
This professional service conforms to the current Illinois Minimum Standard for Homestead Survey. Given under my hand and seal at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_

By: \_\_\_\_\_  
(Illinois Professional Land Surveyor No. 33-3738)  
Lic. Exp. 11/09/2018

LINE TYPE / SYMBOL	DEFINITION
ACAD, BOUND, 1/160	SOLID LINE (PROPERTY LINE, EXCEPT OF WAY LINES)
ACAD, BOUND, 1/320	LONG DASH SHORT (STRIKE CENTER LINES)
CENTER	SHORT DASH SHORT (ORIGINAL LINES)
DOTS	DOTS (LEAD ARROWS)
ACAD, BOUND, 1/100	SOLID LINE (ARROW TO BE DEDICATED FOR ALLEY)
DOTS	HATCH (ARROW INDICATED FOR ALLEY)

CDOT # 00-00-00-0000

Prepared by: [Name], LLC  
300 W. CERRITOS AVE., SUITE 201 C  
CHICAGO, IL 60622

**MM SURVEYING CO., INC.**  
1813 W. FREDERICK AVENUE  
CHICAGO, IL 60640  
PROFESSIONAL DESIGN FIRM #73, 18A-00233  
www.mm-surveying.com  
PHONE: 773.226.8888  
FAX: 773.226.8888  
E-MAIL: [Name]  
WEBSITE: [Name]

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## EXHIBIT D

### LEGAL DESCRIPTION of DEDICATION PROPERTY

THE WEST 16 FEET OF LOT 6 (EXCEPT THE SOUTH 35 FEET THEREOF AND ALSO EXCEPT THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTH 35 FEET OF SAID LOT 6, WHICH SAID POINT IS 22 FEET 5 ½ INCHES EAST OF THE NORTHWEST CORNER OF SAID SOUTH 35 FEET OF SAID LOT 6, RUNNING THENCE NORTH 1 INCH; THENCE SOUTHEASTERLY TO A POINT IN THE NORTH LINE OF SAID SOUTH 35 FEET OF SAID LOT 6, 22 FEET FROM THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING) IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ (EXCEPT 2 ½ ACRES) OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY,  
THIS RELEASED PARCEL IS A PORTION OF:

ADDRESS COMMONLY KNOWN AS: 6226-28 South University Avenue  
Chicago, Illinois 60637

PROPERTY IDENTIFICATION NUMBER (PIN): 20-14-317-020-0000