

UNOFFICIAL COPY

PREPARED BY:

Belmont Bank & Trust
Valeria Babina
8250 W. Belmont Ave.,
Chicago, IL 60634

Doc#: 1934646195 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/12/2019 11:40 AM Pg: 1 of 2

WHEN RECORDED MAIL TO:

Impressionist Properties, LLC
Daniel P Fowler
2767 N Lincoln Ave.,
Chicago, IL 60614

ABOVE SPACE FOR RECORDER'S USE ONLY

RELEASE DEED

KNOW ALL MEN BY THESE PRESENT, That BELMONT BANK & TRUST COMPANY, a Corporation organized and existing under the laws of the State of Illinois, with office in the City of Chicago, County of Cook and said State, as GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby confessed, hereby conveys, releases and quit-claims unto

Impressionist Properties, LLC

all right, title, interest, claim or demand whatsoever to the premises therein described as follows, to-wit

See EXHIBIT A, which is attached to this Release Deed and made a part of this Release Deed as if fully set forth herein.

Common Address: 2757-67 N Lincoln Ave, Chicago, IL 60614
PIN(s): 14-29-400-074-1001 and 14-29-400-074-1002

which the said GRANTOR may have acquired, in, though, or by following documents

Mortgage recorded on June 2, 2014 as document number 1415316098
Assignment of Rents recorded on June 2, 2014 as document number 1415316098

IN WITNESS WHEREOF, the said BELMONT BANK & TRUST COMPANY and THESE PRESENTS to be executed in its behalf, as GRANTOR aforesaid, by its Senior Vice President and Loan Operations Officer at the City of Chicago, Illinois on December 10, 2019.

BELMONT BANK AND TRUST COMPANY as GRANTOR:

By: [Signature]
Vice President

By: [Signature]
Loan Operations Officer

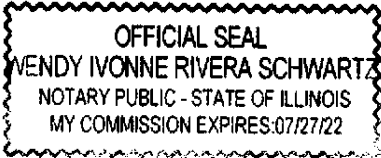
FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President, and Loan Operations Officer of the BELMONT BANK & TRUST COMPANY, GRANTOR, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Loan Operations Officer and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said GRANTOR for the uses and purposes therein set forth:

Given under my hand and Notarial Seal this December 10, 2019.

[Signature]
Notary Public



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## Exhibit A

### Parcel A:

Commercial Unit 101, and Commercial Unit 102, together with the exclusive right to use Limited Common Element Parking Space P-17, P-15 and P-16, and P-18, respectively, in the 2757 N. Lincoln Condominium as delineated on a survey of the following described real estate:

### Parcel 1:

The Northwestern 25 feet of Lot 17 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Lots 13 and 14 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian,

Except that part of said Lot 13 described as follows:

Beginning at the most Northwest corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 15, 2007 as document number 0707415C45, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel B:

Easement in favor of Parcel A for private walkway as created in Deed to Impressionist Homes on Lincoln, LLC, an Illinois limited liability company recorded as document 0329735015, over the West 2.85 feet of the following described part of Lot 13 aforesaid:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.