

UNOFFICIAL COPY



This instrument was prepared
by and after recording mail to:

Etahn M. Cohen, Esq.
Sugar Felsenthal Grais & Helsinger LLP
30 N. LaSalle Street, Suite 3000
Chicago, Illinois 60602

Doc# 2006616069 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2020 02:59 PM PG: 1 OF 4

RELEASE OF JUNIOR ASSIGNMENT OF RENTS AND LEASES (ILLINOIS)

KNOW ALL MEN BY THESE PRESENTS, that **VFP Asset LLC**, a Delaware limited liability company, as successor by assignment to VFP Asset Funding LLC, having a place of business at Crystal Corporate Center, 2500 N. Military Trail, Suite 465, Boca Raton, Florida 33431 ("Mortgagee"), for and in consideration of the sum of ten and no/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto **4546 West 47th Street LLC**, its heirs, successors and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by that certain Junior Assignment of Rents and Leases, bearing the date of December 14, 2018, and recorded in the Recorder's Office of Cook County, in the State of Illinois, on December 17, 2018 as Document No. **1835118070**, to the premises therein described as follows, situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Numbers: 19-03-316-003-0000
19-03-316-008-0000
19-03-400-099-0000

Common Address: 4546 W. 47th St., Chicago, IL 60632

together with all the appurtenances and privileges thereunto belonging or appertaining.

S
P
S
M
SC
E
INT

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A RECTANGULAR PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A PART OF LOT "B" IN CIRCUIT COURT PARTITION OF THE SOUTH ½ AND PART OF THE NORTHWEST ¼ OF SAID SECTION, WHICH PARCEL IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ¼ 1,035.9 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, AND RUNNING THENCE NORTHWARDLY TO A POINT ON A LINE 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST ¼, THAT IS 1,032.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE WESTWARDLY 270 FEET ON SAID LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHWARDLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼; THENCE EASTWARDLY 270 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH ½ OF THE WEST 47TH STREET AS NOW OPENED, ALSO EXCEPT THEREFROM AREA OCCUPIED BY THE NORTH ABUTMENT AND WINGWALL OF THE WEST 47TH STREET UNDERPASS), ALLEN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF THE EAST 200 FEET OF PARCEL 1 CREATED BY INSTRUMENT RECORDED FEBRUARY 28, 1950 AS DOCUMENT NUMBER 14743288 FOR THE ESTABLISHMENT OF A PERMANENT ROADWAY FOR THE USE OF VEHICLES AND PEDESTRIANS OVER AND UPON AND ALONG THE FOLLOWING DESCRIBED PROPERTY: A RECTANGULAR PIECE OF LAND IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST ¼ 1000.9 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE NORTHEASTERLY 933 FEET ON A STRAIGHT LINE TO A POINT 997.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE WESTERLY 35 FEET ON A LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHERLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼; THENCE EASTERLY 35 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH ½ OF WEST 47TH STREET AS NOW OPENED), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF THE WEST 70 FEET OF PARCEL 1 CREATED BY INSTRUMENT RECORDED JUNE 30, 1965 AS DOCUMENT NUMBER 19512243 TO CONSTRUCT, INSTALL AND MAINTAIN SUPPORTS AND FOOTINGS FOR ANY BUILDING OR STRUCTURE WHICH MAY BE ERECTED ON PARCEL 1 OVER, ACROSS, UNDER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY; A RECTANGULAR PIECE OF LAND IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ 1305.90 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, AND RUNNING THENCE NORTHERLY TO A POINT ON A LINE 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$, THAT IS 1302.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE WESTERLY 3 FEET ON SAID LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHERLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$; THENCE EASTERLY 3 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH $\frac{1}{2}$ OF WEST 47TH STREET AS NOW OPENED), IN COOK COUNTY, ILLINOIS.

PARCEL 4.

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH $\frac{1}{2}$ AND THAT PART OF THE NORTHWEST $\frac{1}{4}$ LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 47TH STREET (A PUBLIC STREET) SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE SAID SECTION 3 AND A LINE DRAWN FROM A POINT 1000.77 FEET WEST OF THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 3 AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3 TO A POINT 1980.06 FEET NORTH OF SAID SOUTH LINE AND 993.13 FEET WEST OF THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 3; THENCE NORTHERLY ALONG THE LAST DESCRIBED LINE 900 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 20 FEET TO A POINT; THENCE SOUTHERLY ON A STRAIGHT LINE 403.29 FEET TO A POINT WHICH IS 529.71 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3 AND 978.82 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED MARCH 9, 1951 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 14, 1951 AS DOCUMENT 15030425 IN BOOK 46571 AT PAGE 180; THENCE SOUTH ALONG A LINE 978.82 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 BEING THE WEST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 15030425 A DISTANCE OF 496.71 FEET TO THE SAID NORTH LINE OF WEST 47TH STREET; THENCE WEST ALONG SAID STREET LINE 21.95 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS:

19-03-316-003-0000; 19-03-316-008-0000; 19-03-400-099-0000

COMMON ADDRESS:

4546 W. 47TH STREET
CHICAGO, ILLINOIS 60632