

UNOFFICIAL COPY

RELEASE OF MORTGAGE

This Instrument Was Prepared By:
Dan Ladage
Heartland Bank and Trust Company
405 N. Hershey Rd., P.O. Box 67
Bloomington, IL 61702-0067

Loan#: 6590122723
Release#: 118553

Date: 3/10/2020

After Recording Return To:
Commercial Loan Support
Heartland Bank and Trust Company
405 N. Hershey Rd.
Bloomington, IL 61704



Doc# 2016015024 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2020 01:20 PM PG: 1 OF 4

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company** ("Lender"), of the State of Illinois for and in consideration of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **Transportation Investment Group, LLC** ("Grantor") all right, title, interest, claim or demand, whatsoever, it may have acquired in, through or by that certain Mortgage, executed by Grantor in favor of Lender, further described as follows:

The Mortgage dated **September 9, 2019**, Recorded on **September 27, 2019** in Cook County, State of Illinois, known as Document Number **1927034005; 1927034006**.

The description of the property subject to the Mortgage is:

Legal: see attached **Exhibit "A"**

PIN: **09-18-215-002-0000 & 09-18-215-005-0000**

Commonly known as: **622 E Northwest Highway and 655 Seegers Road, Des Plaines, IL 60016**

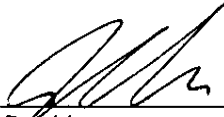
FOR THE PROTECTION OF GRANTOR, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN
WHOSE OFFICE THE MORTGAGE WAS FILED.

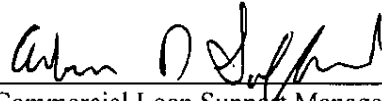
[Signature Page to Follow]

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LENDER:

Heartland Bank and Trust Company

By: 
Jake Seckler, Vice President

Attest: 
Adam Spafford, Commercial Loan Support Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

On this 19 day of March, 2020 before me, the undersigned Notary Public, personally appeared **Jake Seckler** and **Adam Spafford**, known to me to be the **Vice President** and **Commercial Loan Support Manager**, authorized agents for Heartland Bank and Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Heartland Bank and Trust Company, duly authorized by Heartland Bank and Trust Company through its board of directors or otherwise to execute this said instrument and in fact executed this said instrument on behalf of Heartland Bank and Trust Company.

By: 

Notary Public in and for the State of IL



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EXHIBIT "A"

That part of Lot 'A' in Benjamin Consolidation of part of the Northwest Quarter of Section 17 and part of the East Half of the Northeast Quarter of Section 18, all in Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 7, 1922 as document 7455426, bounded and described as follows: Commencing at the Southwest corner of said Lot 'A', said point being the intersection of the West line of the East Half of the Northeast Quarter of aforesaid Section 18 with the Northeasterly line of the Chicago and Northwestern Railway right of way; thence South 58 degrees 57 minutes 00 seconds East along the Southwesterly line of Lot 'A', being also the Northeasterly line of said railroad right of way a distance of 510.16 feet; thence North 31 degrees 03 minutes 00 seconds East a distance of 310.0 feet; thence North 00 degrees 15 minutes 14 seconds East a distance of 295.34 feet; thence North 19 degrees 29 minutes 00 seconds West a distance of 33.0 feet to a point on the Northwesterly line of said Lot 'A', being also the center line of Seegers Road; thence South 70 degrees 31 minutes 00 seconds West along the Northwesterly line of said Lot 'A' a distance of 627.08 feet to a point on the West line of the East Half of the Northeast Quarter of Section 18, as aforesaid; thence South 00 degrees 04 minutes 00 seconds East along said line a distance of 121.08 feet to the point of beginning, in Cook County, Illinois.

EXCEPTING THEREFROM the following described property conveyed in Condemnation Case No. 2014 L 50934 in the Circuit Court of Cook County, Illinois, recorded November 12, 2015 as document 1531641117, described as follows: That part of Lot 'A' in Benjamin Consolidation of part of the Northwest Quarter of Section 17 and part of the East Half of the Northeast Quarter of Section 18, all in Township 41 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded April 7, 1922 as document 7455426, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 adjustment), with a combined factor of 0.9989164, described as follows: Beginning at the Southwest corner of said Lot 'A', said point being the intersection of the West line of the East Half of the Northeast Quarter of Section 18 with the Northwesterly line of the Union Pacific Railroad Company right-of-way; thence North 00 degrees 28 minutes 09 seconds West along said West line of the East Half of the Northeast Quarter of Section 18, a distance of 121.90 feet to the Northwesterly line of said Lot 'A', said line also being the center line of Seegers Road; thence North 70 degrees 06 minutes 50 seconds East along said Northwesterly line, a distance of 25.50 feet to the Northwesterly extension of the Easterly line of a triangle shaped parcel recorded October 6, 1933 as document 11326480; thence South 19 degrees 30 minutes 50 seconds East along said extension and the Easterly line of the triangle shaped parcel, a distance of 68.75 feet; thence South 59 degrees 21 minutes 55 seconds East along a line parallel with the Southwesterly line of said Lot 'A', a distance of 151.84 feet; thence South 30 degrees 38 minutes 05 seconds West, a distance of 14.00 feet to the Northeasterly right-of-way of U.S. Route 14; thence South 59 degrees 21 minutes 55 seconds East along said Northeasterly right-of-way of U.S. Route 14, a distance of 351.02 feet to the Southwesterly corner of the Final Planned Unit Development Concord Commons, according to the plat thereof recorded February 28, 2005 as document 0507039036; thence South 30 degrees 38 minutes 05 seconds West, a distance of 66.00 feet to said Southwesterly line of Lot 'A', said line also being said Northeasterly line of the Union Pacific Railroad Company right-of-way; thence North 59 degrees 21 minutes 55 seconds West along said Southwesterly line of Lot 'A', a distance of 508.88 feet to the point of beginning, in Cook County, Illinois.

Note: For informational purposes only, the land is known as :

622 E. Northwest Highway
Des Plaines, IL 60016

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That part of Lot 'A' in Benjamin Consolidation of part of the Northwest Quarter of Section 17 and part of the East Half of the Northeast Quarter of Section 18, all in Township 41 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded April 7, 1922 as document 7455426, bounded and described as follows: Commencing at the Northwest corner of said Lot 'A' said point also being the intersection of the West line of the East Half of the Northeast Quarter of Section 18, Township 41 North, Range 12 East of the Third Principal Meridian and the center line of Seegers Road; thence North 70 degrees 31 minutes East along the center line of Seegers Road, also being the Northerly line of said Lot 'A' 623.08 feet to the point of beginning of the herein described tract; thence continuing North 70 degrees 31 minutes East along the last described line 367.22 feet to a point, said point being 414.14 feet South 70 degrees 31 minutes West of the intersection of the centerline of Seegers Road and the East line of said Section 18; thence South 19 degrees 29 minutes East 33 feet; thence South 2 degrees 40 minutes East 245.35 feet; thence South 87 degrees 02 minutes West 358.71 feet; thence North 00 degrees 15 minutes 14 seconds East 141.18 feet; thence North 19 degrees 29 minutes West 33.0 feet to the point of beginning, in Cook County, Illinois.

Note: For informational purposes only, the land is known as :

655 Seegers Road
Des Plaines, IL 60016

Property of Cook County Clerk's Office