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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2020 11:59 AM PG: 1 OF 9

RELEASE DEED

AFTER RECORDING RETURN TO:

Ronald Rosenblum, Esq.
111 W. Washington Street
Suite 1863

Chicago, Illinois 60602

Know All Men by These Presents, That FORESTER PAA INVESTORS, LLC, as assignee of MANUFACTURERS BANK of the County of Cook State of Illinois for and in consideration of one dollar, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, convey, release and quit-claim unto:

KOSTNER STREET, LLC, an Illinois limited liability company, of the County of Cook State of Illinois all right, title, interest, claim or demand whatsoever may have acquired in, through or by a certain (i) Mortgage dated December 10, 1998 recorded December 17, 1998, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 08147786 and 1235244048, (ii) First Modification Agreement dated July 22, 2003, recorded September 2, 2003, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 0324533216, (iii) Second Modification Agreement dated January 1, 2004 recorded March 5, 2004, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 0406514265, (iv) Third Modification Agreement dated September 24, 2004 recorded November 15, 2004, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 0432013152, (v) Fourth Modification Agreement dated December 10, 2009 recorded December 24, 2009, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 0935812049, (vi) Fifth Modification Agreement recorded September 10, 2010, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 1025322025, (vii) Sixth Modification Agreement recorded November 5, 2013, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 1330939083, (viii) Assignment of Rents recorded December 17, 1998, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 08147787 and 1235244048, to the premises therein described together with all the appurtenances and privileges thereunto belonging to appertaining, situated in the County of Cook, State of Illinois, as follows to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-03-105-032;002;018

Property Address: 1334 N. Kostner Street, Chicago, Illinois 60651

Dated this 17 day of June, 2020

Forester PAA Investors,

LLC

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By: *Aaron Miller*
Its: *VICE PRESIDENT*

For the protection of the owner, this release shall be filed with County Recorder in whose office the Mortgage or Deed of Trust was filed.

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF **CHICAGO TITLE INSURANCE COMPANY**

CTIC Form No. 1165

STATE OF ILLINOIS

COUNTY OF ~~COOK~~ *LAKE*

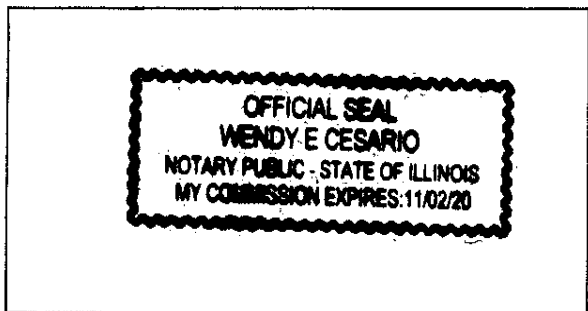
I the undersigned a Notary Public in and for said County in the State aforesaid, CERTIFY

THAT *AARON MILLER* personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my and notarial seal, this *17th* day of June, 2020.

Wendy E. Cesario
Notary Public

My commission expires *11/02/20*



IMPRESS SEAL HERE

NAME and ADDRESS OF PREPARER:

Ronald Rosenblum, Esq.
111 W. Washington St.
1863
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH

___ SECTION 4,

REAL ESTATE TRANSFER ACT

DATE:

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Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
And name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

TO RELEASE
DEED
ILLINOIS
STATUTORY

FROM

Property of Cook County Clerk's Office

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Parcel 1:

The North 248 feet of that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Beginning at the point of intersection of the East line of the West 300 feet of said Northeast 1/4 of the Northwest 1/4 with a straight line drawn from a point on said East line of West 300 feet which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4 to a point on the East line of said Northeast 1/4 of the Northwest 1/4 which is 685.15 feet South of the Northeast Corner thereof and running thence East along the above mentioned straight line a distance of 393.47 feet to its intersection with the West line of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line of the East 640.48 feet a distance of 634.91 feet to its intersection with the South line of said Northeast 1/4 of the Northwest 1/4; thence West along said South line of the Northeast 1/4 of the Northwest 1/4 a distance of 394.72 feet to its intersection with said East line of the West 300 feet of Northeast 1/4 of Northwest 1/4; and thence North along said East line of the West 300 feet a distance of 635.35 feet to the point of beginning; (except that part used by the Chicago and Northwestern Railway Company for a switch track, beginning at the Southeast corner of said premises hereinbefore conveyed and running thence Northwesterly in an arc to a point where the Southerly line of such switch track property meets the West line of said premises hereinbefore conveyed at a point 256.92 feet North of the Southwest corner of said premises hereinbefore conveyed; also, excepting from said premises that part conveyed to Zenith Radio Corporation by an instrument recorded June 16, 1960 as document number 17883825, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Beginning at the point of intersection of the East line (hereinafter referred to as "First Mentioned East Line") of the West 300 feet of said Northeast 1/4 of the Northwest 1/4 with a straight line (hereinafter referred to as "First Mentioned Straight Line") drawn from a point on the above described first mentioned East line which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4 to a point on the East line of said Northeast 1/4 of the Northwest 1/4 which is 685.15 feet South of the Northeast Corner thereof; and running thence East along the above first mentioned straight line a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as "West Line") of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line a distance of 320 feet; thence West along a straight line (hereinafter referred to as "Second Mentioned Straight Line") located 320 feet South of and parallel with the above described first mentioned straight line a distance of 300.47 feet, more or less, to the intersection of such second mentioned straight line with the above described first mentioned East line; and thence North along said first mentioned East line a distance of 320 feet to the point of beginning), in Cook County, Illinois.

Parcel 3:

The West 350 feet of the South 75 feet of the North 323 feet of the North 1/2 of the North 1/2 of that part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, lying East of the West 300 feet thereof, in Cook County, Illinois.

Parcel 4:

Easement for the benefit of Parcels 1, 2 and 3 (taken as a tract) for a switch tract or track as created by deed from Martin J. Hanson and Ann C. Hanson, husband and wife, and Martin J. Hanson as Trustee under last Will and Testament of John

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C. Hanson, deceased; Louis E. Hanson and Lillian E. Hanson as trustees under the last Will and Testament of Louis J. Hanson, deceased, to the Pyle-National Company, corporation of New Jersey, dated December 31, 1948 and recorded January 31, 1949 as document number 14488015 as revised and recorded June 30, 1950 as document number 14840790 and as amended by grant by Zenith Radio Corporation, corporation of Illinois, to the Pyle-National Company, corporation of New Jersey, dated February 26, 1951 and recorded July 24, 1951 as document 15129705 said switch track being located on the premises, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at a point in the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4 for the distance of 18 feet to a point; thence West on a line which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.75 feet to a point of curve; thence Northwesterly on a curved line tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 352.52 feet to a point of compound curve; thence continuing Northwesterly on a curved line convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point in the East line of the West 300 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said East line of the West 300 feet, a distance of 105.22 feet, to a point which is 256.92 feet North of the said South line of the Northeast 1/4 of the Northwest 1/4; thence Southeasterly on a curved line convex to the Southwest concentric with said last described curved line and having a radius of 369.27 feet for a distance of 108.68 feet to a point of compound curve; thence continuing Southeasterly in a curved line convex to the Southwest, concentric with said first described curved line and having a radius of 393.07 feet a distance of 331.75 feet to a point in the said South line of said Northeast 1/4 of the Northwest 1/4; thence East along said South line a distance of 65.36 feet to the point of beginning, in Cook county, Illinois.

Parcel 5:

Easement to construct and maintain a reasonable number of crossings over and across the switch track for vehicles and pedestrians in connection with Ingress to and Egress from Parcels 1, 2 and 3 (taken as a tract) as created by Grant from Zenith Radio Corporation, corporation of Illinois, to the Pyle-National Company, corporation of New Jersey, dated February 26, 1951 and recorded July 24, 1951 as document number 15129705 over and across the switch track used by the Chicago and Northwestern Railway Company, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at a point in the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4 for the distance of 18 feet to a point; thence West on a line which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet a distance of 352.52 feet to a point of compound curve; thence continuing Northwesterly on a curve line, convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point in the East line of the West 300 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said East line of the West 300 feet, a distance of 105.22 feet, to a point which is 256.92 feet North of the said South line of the Northeast 1/4 of the Northwest 1/4; thence Southeasterly on a curved line convex to the Southwest concentric with said last described curved line and having a radius of 369.27 feet for a distance of 108.68 feet to a point of compound curve; thence continuing Southeasterly in a curved line convex to the Southwest, concentric with said first described curved line and having a radius of 393.07 feet a distance of 331.75 feet to a point in the said South line of said Northeast 1/4 of the Northwest 1/4; thence East along said South line a distance of 65.36 feet to the point of beginning, in Cook County, Illinois.

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Parcel 6:

Easement for the benefit of Parcels 1, 2 and 3 as created by deed from Kling Brothers Engineering Works, corporation of Illinois, to the Pyle-National Company, corporation of New Jersey, dated November 18, 1948 and recorded November 23, 1948 as document number 14448649 to construct and use a switch track and also, if necessary, a switch over and across and upon the East 148 feet of the West 498 feet of the North 36 feet of the South 75 feet of the North 323 feet of the North 1/2 of that part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, lying East of the West 300 feet thereof, in Cook County, Illinois.

Parcel 7:

Easement to extend the private sewer system into parcel 2 for the purpose of providing drainage for Parcel 2 as created by agreement between Zenith Radio Corporation, corporation of Illinois, and the Pyle-National Company, corporation of New Jersey, dated August 1, 1951 and recorded January 2, 1952 as document number 15246124 of the private sewer system located in and under the North and South road described as follows:

The West 15 feet of the East 640.48 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, (except that part lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast 1/4 of the Northwest 1/4, which point is 586.75 feet South of the North line of said Section to a point on the East line of said Northwest 1/4 which point is 685.15 feet South of the Northeast corner of said Northwest 1/4).

also,

The East 15 feet of the switch track property described as parcel 4 aforesaid, and its connection to sewers in North Kostner Avenue said connection to be located in a strip of Land approximately 25 feet, more or less, South of the North line of the premises described as follows:

The East 640.48 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, (except that part lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast 1/4 of the Northwest 1/4, which point is 686.25 feet South of the North line of said Section to a point on the East line of said Northwest 1/4, which point is 685.15 feet South of the Northeast corner of said Northwest 1/4), in Cook County, Illinois.

Parcel 8:

Easement for the benefit of Parcels 1, 2 and 3 (taken as a tract) as created by agreement between Zenith Radio Corporation, corporation of Delaware, and the Pyle-National Company, corporation of New Jersey, dated June 4, 1960 and recorded June 17, 1960 as document number 17885172 for a private way or road for the purpose of Ingress and Egress over and across the West 15 feet of the East 640.48 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian (except that part of the lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast 1/4 of the Northwest 1/4, which point is 686.25 feet South part North line of said Section to a point on the East line of said Northwest 1/4, which point is 685.15 feet South of the Northeast corner of said Northwest 1/4);

also,

The East 15 feet of the switch track property described as Parcel 4, aforesaid;

also,

Clerk's Office

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the South 15 feet of the East 640.48 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, (except the West 15 feet thereof), in Cook County, Illinois.

Parcel 9:

Easement for the benefit of Parcel 2 as created by agreement between the Johnson Chair Company, corporation of Illinois, with Louis Hanson and Louis Hanson Company, corporation of Illinois, dated May 29, 1908 and recorded July 20, 1908 as document number 4233763 as amended by agreement dated January 23, 1909 and recorded February 5, 1909 as document number 4324798 and as modified by agreement between Zenith Radio Corporation, corporation of Delaware, and the Pyle-National Company, corporation of New Jersey, and others dated December 1, 1959 as document number 17439012 for a private roadway for Ingress and Egress of vehicles and pedestrians on, over and across a strip of Land 40 feet wide, the center line of said strip being described as follows:

Commencing at a point on the East line of the West 300 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian which point is 686.25 feet South of the North line of said Section; thence East to a point in the East line of the Northwest 1/4 which point is 685.15 feet South of the Northeast corner of said Northwest 1/4 (except that part in the East 33 feet of the Northwest 1/4), all in Cook County, Illinois.

Parcel 10:

Easement for the benefit of Parcel 1 as created by Warranty Deed from Charles Kling and Dorthea Kling, husband and wife, to the Pyle-National Company, corporation of New Jersey, dated July 24, 1916 and recorded July 28, 1916 as document number 3949740 for light and air over a strip of Land 15 feet wide immediately adjoining the South line of Parcel 1 for a distance of 755.76 feet West from the East line of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 11 (also referred to as parcel 12-D):

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois:

Beginning at a point in the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line, which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4 for the distance of 18.00 feet to a point; thence West on a line, which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line tangent to said last described line convex to the Southwest and having a radius of 373.07 feet, a distance of 267.33 feet to a point on a line that is 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3; thence West along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 29.50 feet to a point of curve; thence Southeasterly on a curved line convex to the Southwest having a radius of 393.07 feet, a distance of 264.24 feet to a point on said South line of the Northeast 1/4 of the Northwest 1/4; thence East along said South line of the Northeast 1/4 of the Northwest 1/4 65.36 feet to the point of beginning, in Cook County, Illinois.

and excepting from the aforesaid Parcels those parts falling in the following described Parcels referred to as Parcels 12-B and 12-C, to-wit:

Parcel 12-B:

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That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at a point in the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line, which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4; for the distance of 18.00 feet to a point; thence West on a line, which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line, tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 267.33 feet to a point of a line, that is 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3; thence West along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 29.50 feet to a point of curve and the point of beginning of this description; thence Northwesterly on a curved line, convex to the Southwest and having a radius of 393.07 feet, a distance of 67.51 feet to a point of compound curve; thence continuing Northwesterly on a curved line, convex to the Southwest and having a radius of 369.27 feet, a distance of 108.70 feet to a point on the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, which is 256.92 feet North of the South line of said Northeast 1/4 of the Northwest 1/4; thence South along said East line of West 300.00 feet, a distance of 147.18 feet to said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4; thence East along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 94.22 feet to the point of beginning, in Cook County, Illinois.

Parcel 12-C:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, with a straight line drawn from a point on said East line of West 300.00 feet, which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4, to a point on the East line of said Northeast 1/4 of the Northwest 1/4, which is 685.15 feet South of the Northeast Corner thereof and running thence East along the above mentioned straight line a distance of 393.47 feet to its intersection with the West line of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line of the East 640.48 feet, a distance of 616.91 feet to a point 18.00 feet North of the South line of said Northeast 1/4 of the Northwest 1/4; thence West on a line, which is parallel with the South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line, tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 352.52 feet to a point of compound curve; thence continuing Northwesterly on a curved line, convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point on the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4; thence North along said East line of West 300.00 feet, a distance of 273.18 feet to point of beginning, excepting from said premises that part conveyed to Zenith Radio Corporation by an instrument recorded June 16, 1960 as document 17883825, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the East line (hereinafter referred to as "First Mentioned East Line") of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, with a straight line (hereinafter referred to as "First Mentioned Straight Line") drawn from a point on the above described "First Mentioned East Line", which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4, to a point on the East line of said Northeast 1/4 of the Northwest 1/4, which is 685.15 feet South of the Northeast Corner thereof and running thence East along the above "First Mentioned Straight Line", a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as "West Line") of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said "West Line", a distance of 320.00

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feet; thence West along a straight line (hereinafter referred to as "Second Mentioned Straight Line"), located 320.00 feet South of and parallel with the above described "First Mentioned Straight Line", a distance of 393.47 feet, more or less, to the intersection of such "Second Mentioned Straight Line" with the above described "First Mentioned East Line" and thence North along said "First Mentioned East Line," a distance of 320.00 feet to the point of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office
