

# UNOFFICIAL COPY

Doc# 2019207181 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/10/2020 11:59 AM Pg: 1 of 6

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Prepared By:  
St. Charles Bank and Trust, N.A.  
SHIRLEY CLESCERI  
411 W. MAIN STREET  
ST.CHARLES , IL 60174

## SATISFACTION OF MORTGAGE



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

Know all men by these presents, that **St. Charles Bank & Trust Company, N.A.** does hereby certify that a certain Mortgage, bearing the date **04/24/2015**, made by **P & E Commercial Properties, LLC**, to **St. Charles Bank & Trust Company, N.A.**, on real property located in **Cook County**, State of Illinois, with the address of **1820 N Central Ave., Chicago, IL, 60639** and further described as:

Parcel ID Number: **13-32-400-060-0000**, and recorded in the office of **Cook County**, as Instrument No: **1511708259**, on **04/27/2015**, is fully paid, satisfied, or otherwise discharged.

And Assignment of Rents dated **April 24, 2015** with Instrument # **1511708260**

Description/Additional information: See attached.

Current Beneficiary Address: **411 W Main Street, St. Charles, IL, 60174**

Dated this **06/01/2020**

Lender: **St. Charles Bank & Trust Company, N.A.**

By: **Lukasz Moryl**

Its: **Assistant Vice President**

By: **Mary Kozar**

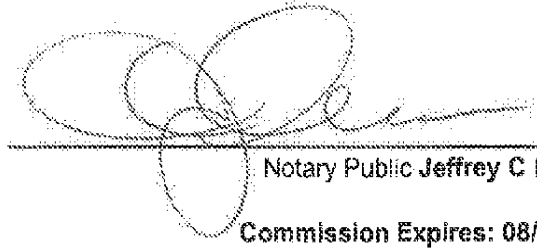
Its: **Vice President**

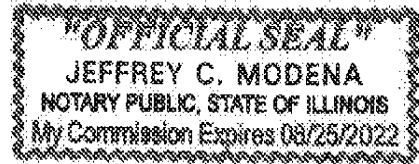
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State of Illinois , Cook County

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lukasz Moryl** personally known to me to be the **Assistant Vice President** of **St. Charles Bank & Trust Company, N.A.**, and personally known to me to be the **Assistant Vice President** of said corporation, and **Mary Kozar** personally known to me to be the **Vice President** of said corporation known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such **Assistant Vice President** and **Vice President** they signed and delivered the said instrument and, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 06/01/2020.

  
\_\_\_\_\_  
Notary Public Jeffrey C. Modena  
Commission Expires: 08/25/2022



Property of Cook County Clerk's Office

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## Parcel 1 (fee simple parcel):

That part of Lot 1 in Keeney Industrial District (being an owners division) in the Southeast quarter of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian described as follows: Commencing at a point on a line drawn parallel with and 859.34 feet east of the West Line of lot 3 in said Keeney Industrial District (said West Line of Lot 3 being the East Line of Monitor Avenue), said point being 41.0 feet south of the North Line of Lot 2; thence South 89 degrees 44 minutes 54 seconds east (assumed bearing) parallel with the North Line of Said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 Seconds East, 10.0 feet; thence south 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence South 89 degrees 44 minutes 55 seconds east, 441.38 feet to a point on the East Line of said Lot 1; Thence South 0 degrees 14 minutes 39 seconds east, along the East Line of said Lot 1, 154.66 feet to the point on the center of a wall extended from the West for a point of beginning; thence continuing South 0 degrees 14 minutes 39 seconds East, 170.58 feet; thence North 89 degrees 42 minutes 00 seconds West, 345.15 feet; thence North 0 degrees 05 minutes 57 seconds West, 169.34 feet to the center of said wall; thence South 89 degrees 54 minutes 21 seconds east along said center of wall and its extension, 344.71 feet to the point of beginning; in Cook County, Illinois.

## Parcel 2:

Ingress and Egress, Pedestrian Access & Parking Easement: Non-exclusive Easement for the benefit of parcel 1 for ingress, egress and parking of vehicles and pedestrians over and across the following "parking parcel", as created by the parking easement agreement between Kolmar/Goldstein Family Limited Partnership and P & E Commercial Properties, LLC, recorded August 15, 2007 as document No. 0722722026: That part of Lots 2 and 3 in Keeney Industrial District (being an owners division) in the Southeast quarter of Section 32, township 40 north, range 13 East of the Third Principal Meridian described as follows: Commencing at a point on a line drawn parallel with and 859.34 feet east of the West Line of Lot 3 in said Keeney Industrial District (said West Line of lot 3 being the East Line of Monitor Avenue), said point being 41.0 feet south of the North Line of Said Lot 2; Thence South 0 degrees 13 minutes 46 seconds West, 13.45 feet; thence north 89 degrees 44 minutes 25 seconds east, 63.66 feet for a point of beginning; thence South 0 degrees 08 minutes 06 seconds West, 46.35 feet; thence South 89 degrees 51 minutes 15 seconds East, 21.76 feet; thence South 0 degrees 08 minutes 45 seconds 34.02 feet; thence North 89 degrees 43 minutes 05 seconds West, 81.07 feet; thence North 0 degrees 16 minutes 55 Seconds East, 64.21 feet; thence North 89 degrees 43 minutes 05 seconds West, 230.25 feet; thence North 0 degrees 16 minutes 55 seconds east, 16.0 feet; thence South 89 degrees 44 minutes 26 seconds east, 289.46 feet to the point of beginning; in Cook County, Illinois.

## Parcel 3:

Perpetual easement over the east 33.00 feet of Lot 1 in Keeney Industrial District, aforesaid, for Private Street, as contained in and created by the deed from John S. Phipps, and others, as trustees of the Phipps Industrial Land Trust, to Caine Steel Co., dated July 25, 1951 and recorded September 27, 1951 as document 15179304; also contained in deed dated June 2, 1953 and recorded September 21, 1953 as document 15724372.

## Parcel 4:

Loading Dock Easement: Non-exclusive easement for the benefit of parcel 1 for ingress, egress and loading and unloading of vehicles and pedestrians over and across the following "loading dock parcel" as created by the loading dock easement agreement between Kolmar/Goldstein Family Limited Partnership and P & E Commercial Properties, LLC, recorded August 15, 2007 as document No. 0722722027. That part of Lots 1 and 2 in Keeney Industrial District (being an owners division) in the Southeast quarter of section 32, township 40 north, range 13 east of the third principal Meridian, described as follows: Commencing at a point on a line drawn parallel with and 859.34 feet east of the West Line of lot 3 in said Keeney Industrial District (said West Line of Lot 3 being the East Line of Monitor Avenue), said point being 41.0 feet south of the North Line of Said Lot 2; thence South 89 degrees 44 minutes 54 seconds east (assumed bearing) parallel with the North Line of Said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 Seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence north 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds west, 129.52 feet for a point of beginning;

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thence continuing South 0 degrees 12 minutes 18 seconds West, 41.96 feet; thence South 89 degrees 54 minutes 03 seconds West, 136.21 feet; thence North 0 degrees 05 minutes 57 seconds West, 41.96 feet; thence South 89 degrees 54 minutes 03 seconds east, 136.15 feet to the point of beginning, in Cook County, Illinois.

**Parcel 5:**

Non-exclusive easement for Private Street 50 feet in width, commonly known as North Major Avenue, as set forth in deeds recorded as documents No. 12417836, 13655073, 13933934 and, particularly, 16716054, which said private street extends over the premises described as follows: A strip of land 50 feet wide in said Lot 2 of Keeney Industrial District, the center line of Said 50 foot strip commencing at a

point in a line 832.24 feet east of and parallel to the West Line of lots 3 and 4 in said Keeney Industrial District, which said point is 643.07 feet north of the South Line of Said Lot 2 and running thence south along said parallel line 643.07 feet, more or less, to the South Line of Said Lot 2, and connects with Bloomingdale Avenue.

**Parcel 6:**

Sprinkler Easement. Non-exclusive easement for the benefit of Parcel 1 for maintenance, operation and improvement of the sprinkler/fire attenuation system as created by the Sprinkler Maintenance Agreement between Kolmar/Goldstein Family Limited Partnership and 1619 N. Major LLC recorded September 29, 2006 as document No. 072221087 and the Amendment thereto with P & E Commercial Properties, LLC, recorded August 15, 2007 as document No. 072272028.

**Parcel 7:**

Access Easement for Ingress/Egress Easement: Non-exclusive easement for the benefit of parcel 1 for ingress and egress of vehicles and pedestrians over and across the certain portion of the "Kolmar Parcel" designated on exhibit "C" Thereto as the "access easement", as created by the easement agreement between Kolmar/Goldstein Family Limited Partnership and P & E Commercial Properties, LLC, recorded August 15, 2007 as document No. 072272040.

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West for a point of beginning; thence continuing South 0 degrees 14 minutes 39 seconds East, 170.68 feet; thence North 89 degrees 42 minutes 00 seconds West, 345.15 feet; thence North 0 degrees 06 minutes 57 seconds West, 169.34 feet to the center of said wall; thence South 89 degrees 54 minutes 21 seconds east, along said center of wall and its extension, 344.71 feet to the point of beginning; in Cook County, Illinois.

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