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Doc# 2105333091 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 12:02 PM PG: 1 OF 4

NOTICE: THIS DOCUMENT SHOULD BE RECORDED!

Return to:

Parkway Bank and Trust Company

4800 N. Harlem Avenue Harwood Heights, Illinois 60706

"Together We Made It Happen"

1-708-867-6600

FAX 1-708-867-2679

FULL RELEASE OF MORTGAGE

Loan #: 110042-10

Borrower: Andersonville Flats Commercial, LLC

PARKWAY BANK AND TRUST COMPANY, an Illinois State Banking Corporation for and in consideration of the payment of the indebtedness secured by the Mortgage and Assignment of Rents hereinafter mentioned, and the cancellation of all the Notes thereby secured, and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby RELEASE, CONVEY and QUIT CLAIM to Andersonville Flats Commercial, LLC and said Mortgagor's heirs, legal representatives successors and assigns, all the right, title, interest, claims or demand whatsoever it may have acquired in, through or by a certain Mortgage and Assignment of Rents dated July 2, 2018 and recorded as Document Numbers 1819744012 and 1819744013 in the Recorder's Office of Cook County, in the State of Illinois relative to only that portion of the premises described, situated in the aforesaid county in the State of Illinois as follows:

Legal description: See attached Exhibit A

C.K.A.: 4814 and 4846 N. Clark Street, Chicago, IL 60640

P.I.N.: 14-08-315-057-0000

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description**PARCEL 1A: COMMERCIAL PROPERTY (SOUTH BUILDING - 4814)**

THAT PART OF THE PROPERTY AND SPACE COMPRISED OF PARTS OF LOTS 5, 6, 7 AND 8 IN BLOCK 1 IN KEENEY'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, BOTH IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.27 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 22.85 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN

THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PART OF SAID LOTS (TAKEN TOGETHER AS ONE PARCEL) BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 03 DEGREES, 33 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 5, 6, 7 AND 8 A DISTANCE OF 163.37 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 29 SECONDS WEST, A DISTANCE OF 85.63 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 01 SECONDS WEST, A DISTANCE OF 65.92 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 59 SECONDS EAST, A DISTANCE OF 1.27 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 48 SECONDS EAST, A DISTANCE OF 17.47 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS EAST, A DISTANCE OF 21.27 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 6.44 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 42.67 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 68.13 FEET TO THE POINT OF BEGINNING.,

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2A AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AUGUST 31, 2007 AND RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 0725416065, AS AMENDED BY SPECIAL AMENDMENT RECORDED JUNE 9, 2008 AS DOCUMENT 0816129042 OVER THE FOLLOWING DESCRIBED LAND:

THE COMMON ELEMENTS OF THE KINETIC LOFTS AT RAINBO VILLAGE CONDOMINIUM WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 11, 2007 AS DOCUMENT NUMBER 0725415119, AS AMENDED BY FIRST AMENDMENT TO SAID DECLARATION RECORDED JANUARY 7, 2008 AS DOCUMENT 0800731091 AND AS AMENDED BY ADD-ON AMENDMENT RECORDED AUGUST 9, 2008 AS DOCUMENT 0816144006.

PARCEL 2A: COMMERCIAL PROPERTY (NORTH BUILDING - 4846)

THAT PART OF THE PROPERTY AND SPACE COMPRISED OF PARTS OF LOTS 2, 3, 4 AND 5 IN BLOCK 1 IN KEENEY'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, BOTH IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.33 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 22.90 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN

THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PART OF SAID LOTS (TAKEN TOGETHER AS ONE PARCEL) BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN SAID BLOCK 1 IN KEENEY'S ADDITION TO RAVENSWOOD; THENCE NORTH 03 DEGREES, 33 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF LOTS 5, 6, 7 AND 8 IN SAID BLOCK 1 IN KEENEY'S ADDITION, A DISTANCE OF 189.87 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID PROPERTY

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EXHIBIT "A"

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AND SPACE; THENCE CONTINUING NORTH 03 DEGREES, 33 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 2, 3, 4 AND 5, A DISTANCE OF 161.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 49 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 39.33 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS WEST, A DISTANCE OF 81.10 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 19 SECONDS WEST, A DISTANCE OF 21.24 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 17.69 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 0.80 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 01 SECONDS WEST, A DISTANCE OF 67.05 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS EAST, A DISTANCE OF 83.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3A AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AUGUST 31, 2007 AND RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 0725416005, AS AMENDED BY SPECIAL AMENDMENT RECORDED JUNE 9, 2008 AS DOCUMENT 0816129042 OVER THE FOLLOWING DESCRIBED LAND:
THE COMMON ELEMENTS OF THE KINETIC LOFTS AT RAINBO VILLAGE CONDOMINIUM WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 11, 2007 AS DOCUMENT NUMBER 0725415119, AS AMENDED BY FIRST AMENDMENT TO SAID DECLARATION RECORDED JANUARY 7, 2008 AS DOCUMENT 0800731091 AND AS AMENDED BY ADD-ON AMENDMENT RECORDED AUGUST 9, 2008 AS DOCUMENT 0816144008

Putnam County Clerk's Office