

UNOFFICIAL COPY



2112455019

Doc# 2112455019 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2021 10:25 AM PG: 1 OF 3

PARTIAL 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#: 6590112262
Release#: 311200

Date: 1/12/2021

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

PARTIAL 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 **Episteme Luxury Condos LLC n/k/a Journey's End Development Chi 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 **August 6, 2018; October 6, 2019**, Recorded on **August 22, 2018; October 18, 2019** in Cook County, State of Illinois, known as Document Number **1823412126; 1823412127; 1929117094**.

The description of that part of the property subject to the Mortgage released by this Partial Release is:

Legal: See attached **Exhibit "A"**

PIN: **17-21-409-013-0000; 17-21-409-014-0000; 17-21-409-015-0000; 17-21-409-016-0000; 17-21-409-022-0000**

Commonly known as: **1802 S State St, Unit 303, Chicago, Illinois**

THIS PARTIAL RELEASE IS EXPRESSLY LIMITED TO THE REAL ESTATE DESCRIBED HEREIN AND THE ABOVE REFERENCED MORTGAGE SHALL REMAIN IN FULL FORCE AND EFFECT AS TO ALL REMAINING REAL ESTATE DESCRIBED THEREIN.

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

[Signature Page to Follow]


S
P 3
S y-1
M
SC
E
INT MB
D

UNOFFICIAL COPY

LENDER:

Heartland Bank and Trust Company

By:  _____
Kevin Swanson, Mortgage Support Officer

Attest:  _____
Nicole Lehr, Loan Servicing Supervisor

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN

On this 12th day of February, 2021 before me, the undersigned Notary Public, personally appeared **Kevin Swanson** and **Nicole Lehr**, known to me to be the **Mortgage Support Officer** and **Loan Servicing Supervisor**, 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



UNOFFICIAL COPY

Exhibit "A"

PARCEL 1:

UNIT 303 IN THE 1802 SOUTH STATE STREET CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 5 IN BLOCK 15 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BUT EXCLUDING THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THE NORTH 1/2 OF LOT 5; AND

SUB-LOT 5 IN RESUBDIVISION OF LOTS 2 TO 5 INCLUSIVE IN THE RESUBDIVISION OF LOTS 1 AND 4 OF BLOCK 15 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

LOT 2 (EXCEPT THE NORTH 5.00 FEET OF THE WEST 75.00 FEET OF SAID LOT 2) AND LOTS 3 AND 4 IN RESUBDIVISION OF LOTS 2 TO 5 INCLUSIVE IN THE RESUBDIVISION OF LOT 1 AND 4 IN BLOCK 15 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; AND

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED December 7, 2020 AS DOCUMENT 20342170-0, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-36, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM