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2114029115

RELEASE OF MORTGAGE
ASSIGNMENT OF LEASES
AND RENTS SECURITY
AGREEMENTS AND
FIXTURE FILING
(ILLINOIS)

Doc# 2114029115 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/20/2021 03:46 PM PG: 1 OF 5

Property of Cook County Clerk's Office

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE ASSIGNMENT OF LEASES AND RENTS SECURITY AGREEMENTS AND FIXTURE FILING WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That First Midwest Bank, in consideration of the payment of the indebtedness secured by the MORTGAGE ASSIGNMENT OF LEASES AND RENTS SECURITY AGREEMENTS AND FIXTURE FILING hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto VALINVEST HOLDING LLC and their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the bank may have acquired in, through or by a certain, MORTGAGE ASSIGNMENT OF LEASES AND RENTS SECURITY AGREEMENTS AND FIXTURE FILING bearing date the 5TH day of JUNE, 2017 and recorded in the Recorder's Office of COOK County, in the State of Illinois, as Document No. 1719349056 and document 2034434119 to the premises therein described as follows, situated in the County of COOK, State of Illinois, to wit:
SEE ATTACHED LEGAL EXHIBIT "A"

Together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 12-31-301-019-0000

Address of premises: 300 WEST NORTH AVENUE NORTHLAKE IL 60614

S Y
P 5
S L
M Y
SC Y
E Y
INT 210

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Witness our hands, this 9TH day of APRIL, 2021.

FIRST MIDWEST BANK

By: _____

Phil Lehner

Its: Vice President

By: _____

Sonya Frazier

Its: Loan Operations Officer

This instrument was prepared by:

First Midwest Bank

P.O. Box 9003

Gurnee, IL 60031

Anna Margellos

STATE OF ILLINOIS

COUNTY OF LAKE

I, the undersigned, a notary public in and for said County, In the State aforesaid, DO HEREBY CERTIFY that Phil Lehner, personally known to me to be the Vice President of First Midwest Bank, and Sonya Frazier, personally known to me to be the Loan Operations Officer, of said banking corporation, and personally known 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 Vice President and Loan Operation Officer, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 9th day of April, 2021.



Terri A. Meyers
Notary Public

Commission Expires 2/1/2025

MAIL TO: FIRST MIDWEST BANK
P.O. BOX 9003
GURNEE, IL 60031
Loan: 4424650001-74312
TKlehr

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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATED IN THE CITY OF NORTHLAKE, COUNTY OF COOK, STATE OF ILLINOIS IN THE SOUTH WEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTH WEST CORNER OF SAID FRACTIONAL SECTION 31, THENCE NORTH NO DEGREES NO MINUTES NO SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 99.65 FEET TO A POINT ON THE NORTH LINE RIGHT OF WAY OF STATE BOND ISSUE ROUTE 64 (COMMONLY KNOWN AS NORTH AVENUE); THENCE NORTH 88 DEGREES 20 MINUTES 15 SECONDS EAST (MEASURED NORTH 83 DEGREES 16 MINUTES 30 SECONDS EAST RECORD) ALONG SAID NORTH LINE OF RIGHT OF WAY OF STATE BOND ISSUE ROUTE 64 - NORTH AVENUE, (AS NOW PLATTED AND RECORDED), A DISTANCE OF 553.85 FEET TO A POINT OF BEGINNING ON THE EASTERLY LINE OF RIGHT OF WAY OF A ROADWAY OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION KNOWN AS ACCESS ROAD "C". THENCE ALONG SAID EASTERLY LINE OF RIGHT OF WAY OF SAID ACCESS ROAD "C" THE 6 FOLLOWING COURSES AND DISTANCES; NORTH NO DEGREES 3 MINUTES 45 SECONDS EAST A DISTANCE OF 43.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT AND HAVING A RADIUS OF 192 FEET, A DISTANCE OF 143.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 115.47 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT AND HAVING A RADIUS OF 188 FEET, A DISTANCE OF 138.66 FEET TO A POINT OF TANGENCY; THENCE NORTH NO DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 206.75 FEET; THENCE LEAVING SAID EASTERLY LINE OF RIGHT OF WAY OF SAID ACCESS ROAD "C" AND NORTH 88 DEGREES 20 MINUTES 15 SECONDS EAST AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 64 - NORTH AVENUE (AS NOW PLATTED AND RECORDED), A DISTANCE OF 871.39 FEET TO A POINT, SAID POINT BEING 100 FEET WEST OF (AS MEASURED PERPENDICULAR TO) THE CENTER LINE OF THE MOST WESTERLY YARD TRACK KNOWN AS I.C.C. TRACK NO. 834 AS NOW EXISTING OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY'S NORTH PROVISO YARD, KNOWN AS YARD 9; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES; ALONG A LINE PARALLEL WITH AND 100 FEET WEST OF (AS MEASURED PERPENDICULAR TO) THE CENTER LINE OF SAID YARD TRACK NO. 834, SOUTH 4 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 147.63 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT AND HAVING A RADIUS OF 1992.20 FEET A DISTANCE OF 462.01 FEET TO A POINT OF THE AFORESAID LINE OF RIGHT OF WAY OF STATE BOND ISSUE ROUTE 64 - NORTH AVENUE; THENCE

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SOUTH 88 DEGREES 20 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE OF RIGHT OF WAY OF STATE BOND ISSUE ROUTE 64 - NORTH AVENUE, A DISTANCE OF 588.58 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 31, THENCE NORTH ALONG THE WEST LINE OF SECTION 31, A DISTANCE OF 99.65 FEET TO THE POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE, 555.85 FEET TO A POINT OF BEGINNING IN THE EAST RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION KNOWN AS ACCESS ROAD "C"; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE 75 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID NORTH RIGHT OF WAY LINE 67 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 30 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONVEX SOUTH WESTERLY HAVING A RADIUS OF 45 FEET AND TANGENT TO THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT 44 FEET; THENCE NORTH WESTERLY 75 FEET ALONG A STRAIGHT LINE TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF ACCESS ROAD "C"; THENCE SOUTH EASTERLY AND SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND FURTHER EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART DESCRIBED IN LIS PENDENS NOTICE RECORDED A DOCUMENT NO. 1618944068, PURSUANT TO ORDER VESTING TITLE IN CASE 2016-L-050440;

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 630.67 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST AVENUE AS DESCRIBED PER DOCUMENT NO. 1307845041; THENCE NORTH 1 DEGREE 41 MINUTES 23 SECOND EAST, ON SAID SOUTHERLY EXTENSION, 100.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL. RT. 64) PER DOCUMENT NO. 10298762, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1 DEGREE 41 MINUTES 23 SECONDS WEST, ON THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST AVENUE, 66.98 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 37 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 30.00 FEET; THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 44.00 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 63 DEGREES 40 MINUTES

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37 SECONDS WEST, A CHORD DISTANCE OF 42.27 FEET; THENCE NORTH 30 DEGREES 16 MINUTES 18 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 62.17 FEET; THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 41.95 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 36 DEGREES 39 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 41.87 FEET; THENCE NORTH 42 DEGREES 48 MINUTES 27 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 115.43 FEET; THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 138.59 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 188.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 45 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 135.47 FEET; THENCE NORTH 0 DEGREES 38 MINUTES 08 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 206.60 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1307845041; THENCE NORTH 88 DEGREES 18 MINUTES 38 SECONDS EAST, ALONG SAID NORTH LINE, 24.37 FEET; THENCE SOUTHEASTERLY, 92.11 FEET ON A NON TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 253.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 31 DEGREES 13 MINUTES 20 SECONDS EAST, A CHORD DISTANCE OF 91.60 FEET; THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 59.28 FEET; THENCE NORTH 48 DEGREES 20 MINUTES 52 SECONDS EAST, 8.00 FEET; THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 124.69 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 52 SECONDS WEST, 8.00 FEET; THENCE SOUTHEASTERLY 264.02 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 447.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 24 DEGREES 45 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 260.20 FEET; THENCE SOUTH 7 DEGREES 55 MINUTES 37 SECONDS EAST, 127.20 FEET; THENCE SOUTH 49 DEGREES 48 MINUTES 43 SECONDS EAST, 14.89 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL RT. 64) PER DOCUMENT NO. 10298762; THENCE SOUTH 88 DEGREES 18 MINUTES 11 SECONDS WEST, ON SAID NORTHERLY RIGHT OF WAY LINE, 74.87 FEET TO THE POINT OF BEGINNING.

PIN: 12-31-301-019-0000

Commonly known as: 300 W. North Avenue, Northlake, Illinois