

# UNOFFICIAL COPY

This document was prepared by:

Doc#: 2117528203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2021 11:19 AM Pg: 1 of 7

Central Bank Illinois  
1721 Midtown Rd  
Peru, IL 61354

When recorded, please return to:

Central Bank Illinois  
1721 Midtown Rd  
Peru, IL 61354

## PARTIAL SATISFACTION OF MORTGAGE AND ASSIGNMENT OF RENTS

The Mortgagee and also Assignee is the holder of that certain Mortgage and also Assignment of Rents dated 10/11/2017 and 10/11/2017 which was recorded on 10/16/2017 and 10/16/2017 in the office of the Recorder of Deeds for Cook County, Illinois, and is indexed as: Document Number 1728908092 and 1728908093.

This Mortgage and also Assignment of Rents was executed by Axxar Capital LLC a New Mexico Limited Liability Company (mortgagor) in favor of CENTRAL BANK ILLINOIS as Mortgagee and Assignee. The Mortgage and also Assignment of Rents having been complied with, the indebtedness secured have been fully paid, and the purposes of the Mortgage and also Assignment of Rents have been fully satisfied, Mortgagee and also Assignee releases the Mortgage and also Assignment of Rents and releases all of Mortgagee's and also Assignee's right, title and interest in and to the Property. The Property may be further described:

See attached Exhibit 'A'

### NOTICE

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLE IN WHOSE OFFICE THE MORTGAGE AND THE ASSIGNMENT OF RENTS WAS FILED.**

Dated: 06/21/2021

By: Neal Knauf

Neal Knauf

Title: Vice President

Attest: Joe Brizgis

Joe Brizgis

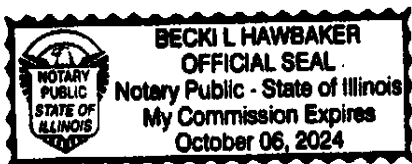
Title: Assistant Vice President

STATE OF ILLINOIS,  
COUNTY OF LaSalle ss:

The foregoing instrument was acknowledged before me this 21st day of June 2021 by Neal Knauf and Joe Brizgis Title(s) the Vice President and Assistant Vice President on behalf of the corporation.

My commission expires: 10/06/2024

Becki L Hawbakker  
Notary



# UNOFFICIAL COPY

Attached Exhibit 'A'

PROPOSED UNIT NUMBER (S) 2 IN ~ CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 56 IN ERNST STOCK'S DIVERSEY AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 11 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTH WEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF CONDOMINIUM RECORDED ~ AS DOCUMENT NUMBER ~; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## PLAT OF CONDOMINIUM

125355 LEMONT RD. LEMONT, ILLINOIS 60439  
 PHONE: (630) 739-0707 FAX: (630) 739-9080  
 Surveyor's address: 318 E. Jackson Morris, IL  
 EMAIL: SURVEYING@EOPoolINC.COM

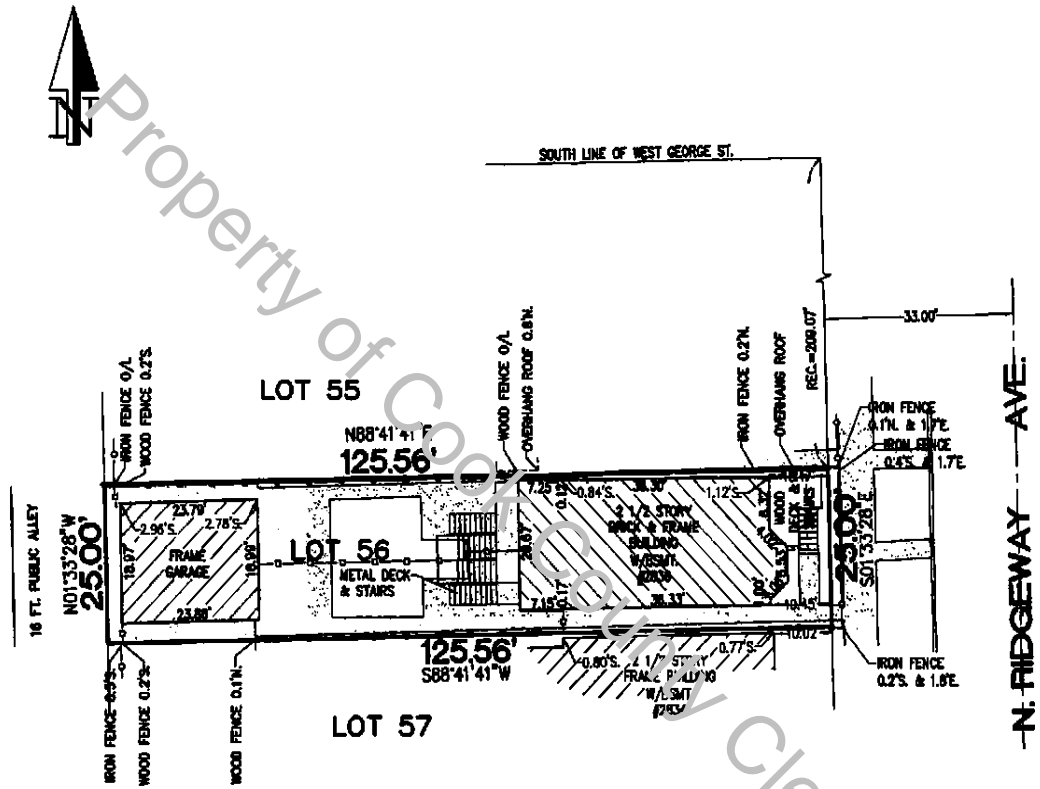
OF

### 2836 NORTH RIDGEWAY AVENUE CONDOMINIUMS

LOT 56 IN ERNEST STOCKS' DIVERSEY AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 11 IN DAVLIN KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2836 N. RIDGEWAY AVENUE, CHICAGO, ILLINOIS 60618

PIN #13-26-127-036-0000



**PROJECT BENCHMARK:**  
 CITY OF CHICAGO BENCHMARK NO. 432  
 LOCATED 0.3 FEET WEST OF EAST LINE  
 OF N. HARDING AVE.  
 94.8 FEET SOUTH OF SOUTH LINE OF W.  
 BELMONT AVE.  
 ELEV=22.221(ODD) (898.844 ABOVE MEAN  
 SEA LEVEL IN NEW YORK)

**GENERAL NOTES:**

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 216SA269802NA, EFFECTIVE DATE: MAY 7, 2021
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON OCTOBER 1, 2019

SCALE 1 INCH EQUALS 20 FEET  
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: TONY TRADAI  
 DRAWN BY: KB  
 SURVEYED BY: AB/DF  
 ORDER NO: 18-046

**EXHIBIT A**

STATE OF ILLINOIS } SS  
 COUNTY OF DUPAGE }

I, KENNETH A. KENNEDY, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF CONDOMINIUM DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF PREPARATION OF SAID PLAT.

LEMONT, ILLINOIS                      JUNE 15, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-003403  
 MY LICENSE EXPIRES 11/30/2022



"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

# UNOFFICIAL COPY PLAT OF CONDOMINIUM



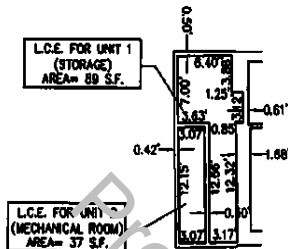
Helping LAND SURVEY by Ken Kennedy

125395 LEMONT RD. LEMONT, ILLINOIS 60439  
PHONE: (630) 739-0707 FAX: (630) 739-0080  
Surveyor's address: 316 E. Jackson Morris, I  
EMAIL: SURVEYWORK@EPOPOOLING.COM

## OF BASEMENT

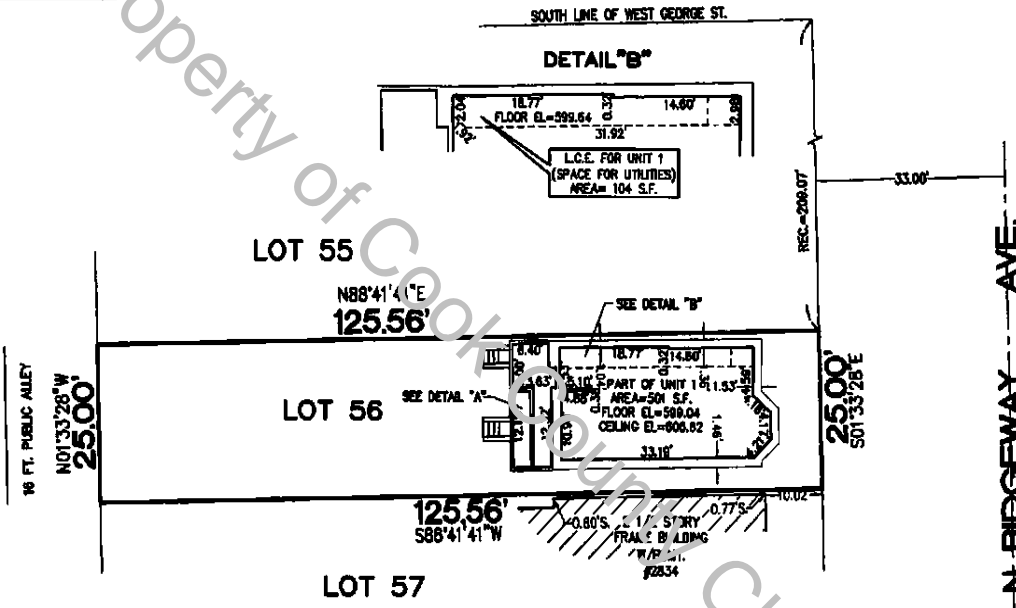
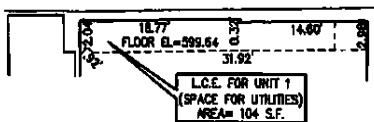


**DETAIL "A"**



SOUTH LINE OF WEST GEORGE ST.

**DETAIL "B"**



**LEGEND**

- L.C.E. - LIMITED COMMON ELEMENT
- C.E. - COMMON ELEMENT
- EL - ELEVATION

**NOTES**

- ALL PERIMETER BUILDING MEASUREMENTS ARE AT GROUND LEVEL.
- HORIZONTAL BOUNDARIES OF UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACES OF PERIMETER WALLS AND LATERAL EXTENSION THEREOF.
- BEARINGS ARE IN AN ASSUMED SYSTEM AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN REFER TO YOUR DEED, TITLE POLICY, ORDINANCE, ETC.

**GENERAL NOTES:**

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 216SA288080NA, EFFECTIVE DATE: MAY 7, 2021
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON OCTOBER 1, 2019

SCALE 1 INCH EQUALS 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: TONY TRADAI  
DRAWN BY: KB  
SURVEYED BY: AB/DF  
ORDER NO: 18-046\_BSMT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, KENNETH A. KENNEDY, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF CONDOMINIUM DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF PREPARATION OF SAID PLAT.

LEMONT, ILLINOIS JUNE 16, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-003403  
MY LICENSE EXPIRES 11/30/2022

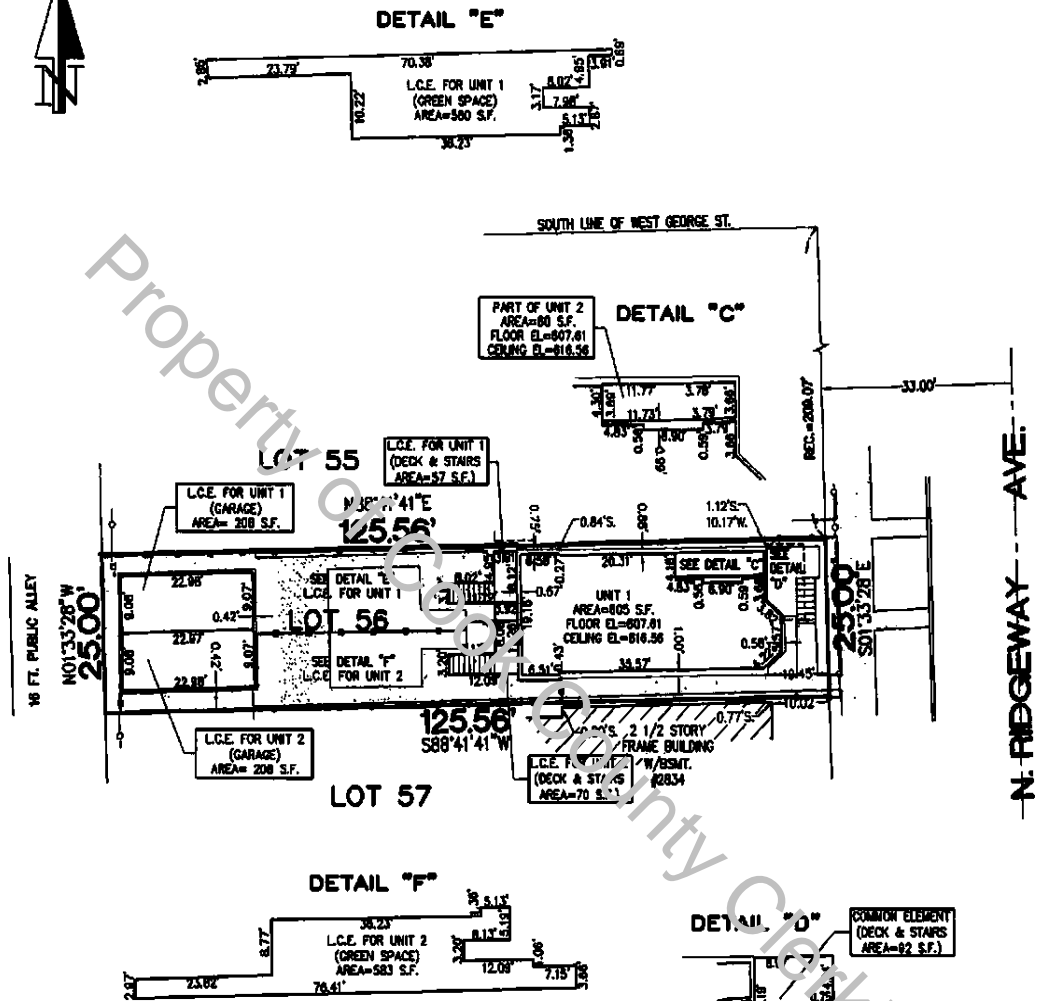


"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

# UNOFFICIAL COPY PLAT OF CONDOMINIUM OF FIRST FLOOR



125355 LEMONT RD. LEMONT, ILLINOIS 60438  
PHONE: (630) 730-0707 FAX: (630) 730-6080  
Surveyor's address: 318 E. Jackson Morris, II  
EMAIL: SURVEYING@GEOPOOLINC.COM



**LEGEND**  
L.C.E. - LIMITED COMMON ELEMENT  
C.E. - COMMON ELEMENT  
EL - ELEVATION

**NOTES**  
ALL PERIMETER BUILDING MEASUREMENTS ARE AT GROUND LEVEL.

HORIZONTAL BOUNDARIES OF UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACES OF PERIMETER WALLS AND LATERAL EXTENSION THEREOF.

BEARINGS ARE IN AN ASSUMED SYSTEM AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.

FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ORDINANCE, ETC.

**GENERAL NOTES:**

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 210SA289805NA, EFFECTIVE DATE: MAY 7, 2021
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON OCTOBER 1, 2019

SCALE 1 INCH EQUALS 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: TONY TRADAI  
DRAWN BY: KB  
SURVEYED BY: AB/DF  
ORDER NO: 18-046\_1ST

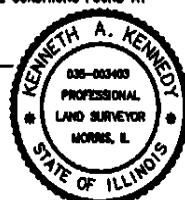
STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

I, KENNETH A. KENNEDY, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF CONDOMINIUM DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF PREPARATION OF SAID PLAT.

LEMONT, ILLINOIS      JUNE 15, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-003403  
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."



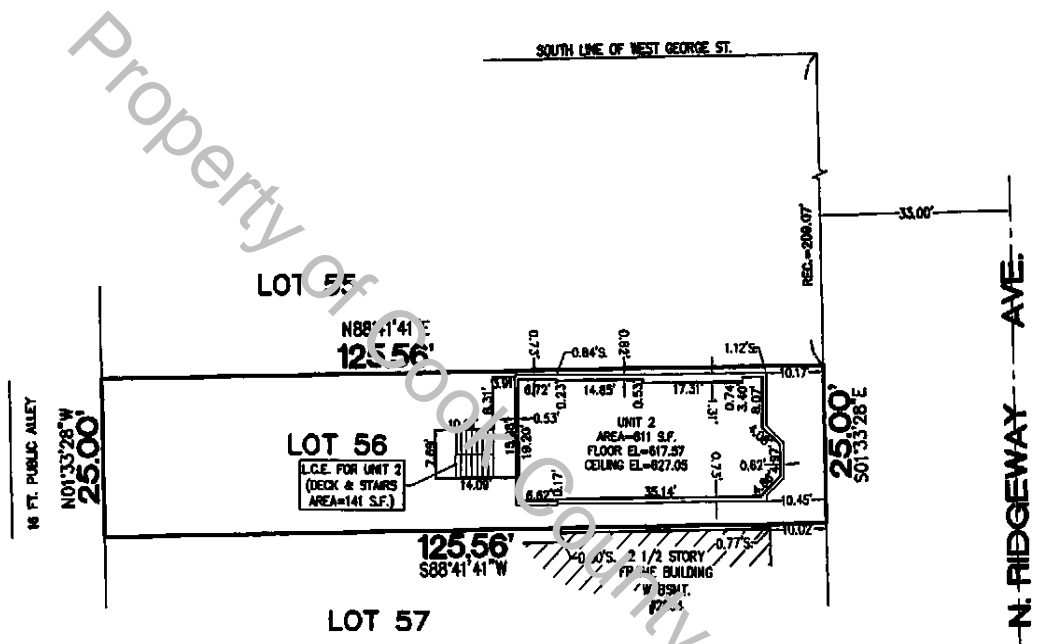
# UNOFFICIAL COPY

## PLAT OF CONDOMINIUM

OF  
SECOND FLOOR



125355 LEMONT RD. LEMONT, ILLINOIS 60439  
PHONE: (630) 739-0707 FAX: (630) 739-0080  
Surveyor's address: 316 E. Jackson Morris, II  
EMAIL: SURVEYING@GEOPOOLING.COM



**LEGEND**  
L.C.E. - LIMITED COMMON ELEMENT  
C.E. - COMMON ELEMENT  
EL - ELEVATION

**NOTES:**  
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**GENERAL NOTES:**

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2105A28603NA, EFFECTIVE DATE: MAY 7, 2021
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
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ORDERED BY: TONY TRADAI  
DRAWN BY: KB  
SURVEYED BY: AB/DF  
ORDER NO: 18-046\_BSMT

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

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LEMONT, ILLINOIS      JUNE 15, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403  
MY LICENSE EXPIRES 11/30/2022

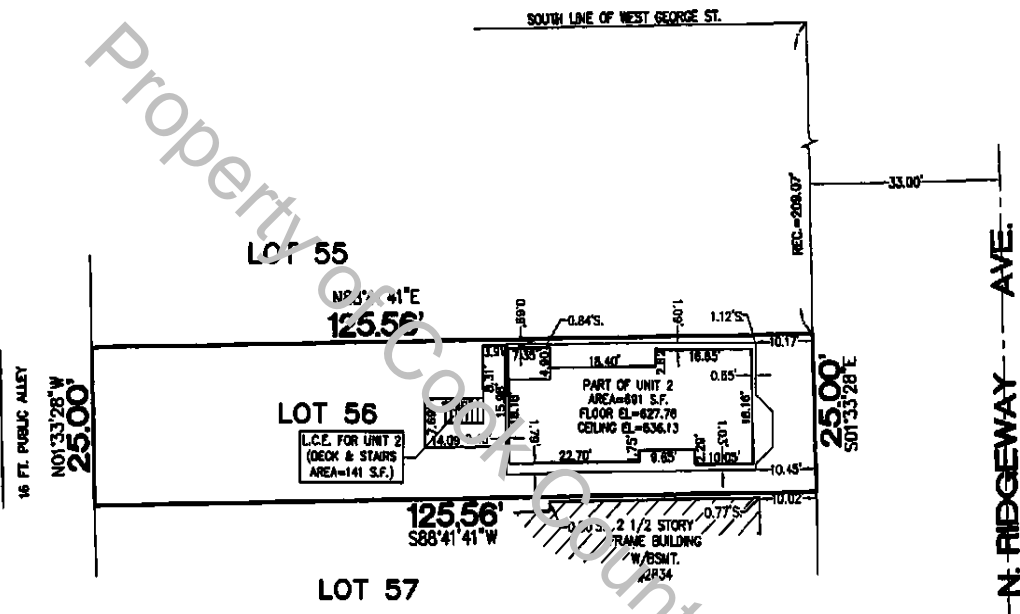


"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

# UNOFFICIAL COPY PLAT OF CONDOMINIUM OF ATTIC



125355 LEMONT RD. LEMONT, ILLINOIS 60439  
PHONE: (630) 739-0707 FAX: (630) 739-6080  
Surveyor's address: 316 E. Jackson Morris, II  
EMAIL: SURVEY@EOPoolENGINEERING.COM



**LEGEND**  
 L.C.E. - LIMITED COMMON ELEMENT  
 C.E. - COMMON ELEMENT  
 EL - ELEVATION

**NOTES**  
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**GENERAL NOTES:**

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 216SA288803NA, EFFECTIVE DATE: MAY 7, 2021
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
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SCALE 1 INCH EQUALS 20 FEET  
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: TONY TRADAI  
 DRAWN BY: KB  
 SURVEYED BY: AB/DF  
 ORDER NO: 18-048\_BSMT

STATE OF ILLINOIS }  
 COUNTY OF DUPAGE } SS

I, KENNETH A. KENNEDY, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF CONDOMINIUM DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF PREPARATION OF SAID PLAT.

LEMONT, ILLINOIS JUNE 15, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403  
 MY LICENSE EXPIRES 11/30/2022



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