

UNOFFICIAL COPY



\*2118042068\*

This instrument was prepared by:  
FNBC Bank and Trust  
620 W Burlington Ave.  
LaGrange, IL 60525  
Return to:  
FNBC Bank and Trust  
620 W Burlington Ave  
LaGrange IL 60525

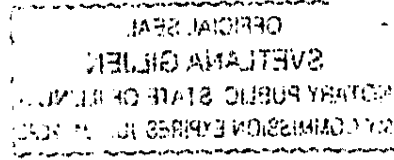
Doc# 2118042068 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2021 11:44 AM PG: 1 OF 3



Property of Cook County Clerk's Office

(Space above this line for Recording Purposes)

**RELEASE OF MORTGAGE**

FNBC Bank and Trust (Mortgagee), the holder of that certain mortgage ("Mortgage and Assignment of Rents") executed by DANIEL G. KAMIN STREAMWOOD LLC, a Delaware limited liability company, dated June 22, 2016, recorded on June 24, 2016 as Document No. 1617616112 in the Office of the Recorder/Recorder of Deeds of Cook County, Illinois, having been requested to release a portion of the estate granted to the Mortgagee under said Mortgage and Assignment of Rents, for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, conveys, releases and quitclaims unto DANIEL G. KAMIN STREAMWOOD LLC, a Delaware limited liability company, all the estate, title and interest acquired by Mortgagee under the Mortgage to the property situated in Cook County, Illinois and legally described as follows:

**Legal Description:**

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

**Address of Property:** 960 S. Barrington Rd., Streamwood, Illinois 60107

**PIN:** 06-25-202-005-0000

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 WAS FILED.

Dated: 6/7/2021

FNBC Bank and Trust

By: Theresa Austell  
Theresa Austell, Senior Vice President

By: Dimitri Karantonis VP  
Dimitri Karantonis, Vice President

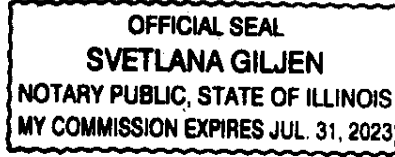
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# UNOFFICIAL COPY

STATE OF ILLINOIS,  
COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this <sup>7<sup>th</sup></sup> day of June, 2021 by Theresa Austell, **Senior Vice President and** Dimitri Karantonis, **Vice President**, of the **FNBC Bank and Trust** on behalf of the corporation.

My Commission expires:



Svetlana Giljen  
Notary Public

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BARRINGTON ROAD (AS OCCUPIED) WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1,173.52 FEET; THENCE NORTH 89 DEGREES, 46 MINUTES, 06 SECONDS WEST 213.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 46 MINUTES, 06 SECONDS WEST, 600.86 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 56 SECONDS WEST, 336.33 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST 312.37 FEET; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, 1.83 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST, 15.67 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 54 SECONDS WEST, 130.25 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST, 289.50 FEET; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, 450.00 FEET; THENCE NORTH 44 DEGREES, 46 MINUTES, 06 SECONDS WEST, 21.12 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 2 IN THE WESTVIEW CENTER SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1989 AS DOCUMENT NO. 89440939, IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

### PARCEL 2:

PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS CREATED IN THE DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JUNE 16, 1988 AS DOCUMENT NO. 88263898, TO AND FROM THE COMMON AREA, AS COMMON AREA IS DEFINED IN SAID DECLARATION OF EASEMENTS AND RESTRICTIONS, AND AN EASEMENT FOR PARKING UPON THAT AREA DESIGNATED AS PARKING AREA IN THE AFORESAID DECLARATION OF EASEMENTS AND RESTRICTIONS.

### PARCLE 3:

PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING GRANTED IN THE CROSS-ACCESS AND PARKING EASEMENT AGREEMENT RECORDED JUNE 16, 1988 AS DOCUMENT NUMBER 88263899.

### PARCEL 4:

GRANTS OF PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED IN THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT MADE MARCH 20, 1989 BY AND BETWEEN P & D PARTNERS LTD. NO. 111, AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1987 AND KNOWN AS TRUST NUMBER 103625-07, AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, RECORDED MARCH 31, 1989 AS DOCUMENT NO. 89143137, FOR THE USE OF THE COMMON AREA, AS COMMON AREA IS DEFINED THEREIN; FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC; FOR PERPETUAL ACCESS ROADS; FOR THE PARKING OF VEHICLES; FOR UTILITY FACILITIES TO PUBLIC UTILITIES; FOR A SIGN EASEMENT AND FOR CONSTRUCTION EASEMENTS AND FOR OTHER PURPOSES; SAID EASEMENTS MORE PARTICULARLY DEFINED IN SAID CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, OVER, UPON AND ACROSS THE AREAS AS THEREIN DESIGNATED.