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PREPARED BY:

Regions Bank Birmingham - Releases
P.O. Box 12926
Birmingham AL 35202

Doc#. 2127055148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 03:15 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:


Regions Bank Birmingham - Releases
P.O. Box 12926
Birmingham AL 35202

SUBMITTED BY: SPENCER F WILSON

RELEASE OF MORTGAGE

Illinois

KNOW ALL MEN BY THESE PRESENTS that, **Regions Bank**, the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage.

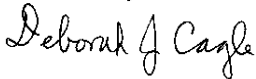
Original Mortgagor(s): **RADIANT STAR ENTERPRISES, LLC**Dated: 06/24/2013 Recorded: 06/26/2013 as Instrument No: 1317718020Legal Description: **EXHIBIT A**Parcel Tax ID: **17-16-206-022-0000**County: Cook County, State of IllinoisProperty Address: 8 WEST MONROE STREET 3RD FLOOR CHICAGO, IL 60603IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **09/27/2021**.**Regions Bank**

By: _____

Name: **Dorothy Lawson**Title: **Bank Officer**STATE OF **Alabama**COUNTY OF **State At Large** } s.s.

On **09/27/2021**, before me, **Deborah J. Cagle**, Notary Public, personally appeared **Dorothy Lawson**, **Bank Officer** of **Regions Bank**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Public: **Deborah J. Cagle**My Commission Expires: **12/27/2021**Commission #: **n/a**Drafted By: **SPENCER F WILSON**

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Exhibit A

LEGAL DESCRIPTION:

PARCEL 1: (3RD FLOOR)

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A HORIZONTAL PLANE LOCATED 51.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 65.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF LOTS 35 THROUGH 38, BOTH INCLUSIVE IN BLOCK 142 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERMANENT AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, ALL AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND PARTY WALL AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 416811234 AND AMENDED BY DOCUMENT 0417742330 (THE "PARTY WALL AGREEMENT") FOR: ACCESS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING WINDOWS, BALCONIES AND SIMILAR IMPROVEMENTS AND ACCESS TO AND USE OF THE ROOF FOR PLACEMENT OF SCAFFOLDING, THE USE OF ANY NECESSARY MACHINERY AND EQUIPMENT AND OTHER PURPOSES RELATING TO SUCH CONSTRUCTION AND MAINTENANCE ON THE BUILDING COMMONLY KNOWN AS 36-42 S. STATE STREET LOCATED ON LOTS 35 THROUGH 38, BOTH INCLUSIVE; ACCESS FOR THE PURPOSE OF MAINTAINING, REPAIRING AND REPLACING THE PARTY WALL (AS DEFINED IN THE PARTY WALL AGREEMENT).

PARCEL 3:

PERMANENT EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED JUNE 17, 2004 AS DOCUMENT 0416811235 ("REA") FOR THE PURPOSES OF:

- (1) INGRESS AND EGRESS FOR PERSONS (AS DEFINED IN THE REA), VEHICLES, MATERIALS AND EQUIPMENT IN, TO, UNDER, OVER, UPON, ON, ACROSS AND THROUGH THE RETAIL PARCEL (AS DEFINED IN THE REA) TO:
 - (I) PERMIT THE USE, OPERATION, AND MAINTENANCE (AS DEFINED IN THE REA) OF PARCEL 1, INCLUDING, WITHOUT LIMITATION, THE OFFICE OWNED FACILITIES (AS DEFINED IN THE REA); AND,
 - (II) PERFORM (Y) ALTERATIONS (AS DEFINED IN THE REA) AND (Z) RESTORATION AFTER DAMAGE OR DESTRUCTION OR CONDEMNATION; USE AND MAINTENANCE OF ALL PIPES (AS DEFINED IN THE REA) AND THE FACILITIES (AS DEFINED IN THE REA) LOCATED IN THE RETAIL PARCEL (INCLUDING OFFICE OWNED FACILITIES); SUPPORT, ENCLOSURE, USE, AND MAINTENANCE WITH RESPECT TO THE COMMON WALLS (AS DEFINED IN THE REA), FLOORS (AS DEFINED IN THE REA), AND CEILINGS (AS DEFINED IN THE REA) EXISTING OR CONSTRUCTED IN AND ALONG THE COMMON BOUNDARIES OF THE RETAIL PARCEL AND PARCEL 1; UTILITY SERVICE (AS DEFINED IN THE REA) PURPOSES REQUIRED BY PARCEL 1 AND MAINTENANCE OF THE UTILITY FACILITIES (AS DEFINED IN THE REA) IN THOSE AREAS OF THE RETAIL PARCEL WHERE SUCH UTILITY FACILITIES ARE LOCATED OR TO BE LOCATED; STRUCTURAL SUPPORTS (AS DEFINED IN THE REA) LOCATED IN, OR CONSTITUTING A PART OF THE RETAIL PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) FOR THE SUPPORT OF THE OFFICE PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) AND THE OFFICE OWNED FACILITIES AND THE MAINTENANCE OF STRUCTURAL SUPPORTS AND THE OFFICE OWNED FACILITIES; ENCROACHMENTS OVER OR UPON THE RETAIL PARCEL; THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF THE OFFICE OWNED FACILITIES IN LOCATIONS NOW OR HEREAFTER IN THE RETAIL PARCEL; AN EASEMENT ON, OVER, ACROSS AND THROUGH THE ELEVATOR SHAFTS, RAILS, EQUIPMENT AND OTHER COMPONENTS RELATED THERETO LOCATED IN THE RETAIL PARCEL FOR THE USE OF SUCH ELEVATORS AND SHAFTS AS PASSENGER AND FREIGHT ELEVATORS;
 - (2) INGRESS AND EGRESS FOR PERSONS, VEHICLES, MATERIALS AND EQUIPMENT IN, TO, UNDER, OVER, ON, ACROSS AND THROUGH THE RESIDENTIAL PARCEL (AS DEFINED IN THE REA) TO:

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(I) PERMIT THE USE, OPERATION, MAINTENANCE OF PARCEL 1, INCLUDING WITHOUT LIMITATION, THE OFFICE OWNED FACILITIES AND THOSE PORTIONS OF THE RESIDENTIAL PARCEL CONTAINING THE ACCESS PATHWAYS TO AND FROM THE OFFICE PARCEL AND LOADING DOCK, FREIGHT ELEVATOR, TRASH ROOM, (AS DEFINED IN THE REA) AND GARBAGE DUMPSTER; AND,

(II) PERFORM (Y) ALTERATIONS, AND (Z) RESTORATION AFTER DAMAGE OR DESTRUCTION OR CONDEMNATION; USE AND MAINTENANCE OF ALL PIPES AND THE FACILITIES LOCATED IN THE RESIDENTIAL PARCEL (INCLUDING OFFICE OWNED FACILITIES); SUPPORT, ENCLOSURE, USE AND MAINTENANCE WITH RESPECT TO THE COMMON WALLS, FLOORS, AND CEILINGS EXISTING OR CONSTRUCTED IN AND ALONG THE COMMON BOUNDARIES OF THE RESIDENTIAL PARCEL AND PARCEL 1; USE OF THE LOADING DOCKS AND GARBAGE DUMPSTER LOCATED WITHIN THE TRASH ROOM, USE OF THE LOADING DOCK BERTH AND SPACE FOR GARBAGE DUMPSTER WITHIN THE TRASH ROOM, THE RIGHT TO ACCESS SUCH LOADING DOCK AREA AND TRASH ROOM (ANY TO DELIVER, DISPATCH AND TRANSPORT TRASH, MATERIALS, GOODS AND INVENTORY) OVER, UPON, ACROSS AND THROUGH THE FREIGHT ELEVATOR AND INTERIOR CORRIDORS CONNECTING PARCEL 1 AND THE RESIDENTIAL PARCEL; UTILITY SERVICE PURPOSES REQUIRED BY PARCEL 1 AND MAINTENANCE OF THE UTILITY FACILITIES IN THOSE AREAS OF THE RESIDENTIAL PARCEL WHERE SUCH UTILITY FACILITIES ARE LOCATED OR TO BE LOCATED; ENCROACHMENTS OVER OR UPON THE RESIDENTIAL PARCEL; STRUCTURAL SUPPORTS LOCATED IN, OR CONSTITUTING A PART OF, THE RESIDENTIAL PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) FOR THE SUPPORT OF THE OFFICE PARCEL IMPROVEMENTS AND THE OFFICE OWNED FACILITIES AND THE MAINTENANCE OF STRUCTURAL SUPPORTS AND THE OFFICE OWNED FACILITIES, PEDESTRIAN EGRESS IN AN EMERGENCY SITUATION (AS DEFINED IN THE REA) FROM PARCEL 1 ON, OVER, ACROSS AND THROUGH THE STAIRWELLS LOCATED WITHIN THE RESIDENTIAL PARCEL AND ON, OVER, ACROSS, AND THROUGH THE RESIDENTIAL PARCEL TO UTILIZE THE EMERGENCY EXITS FROM THE BUILDING (AS DEFINED IN THE REA); THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF THE OFFICE OWNED FACILITIES IN THE RESIDENTIAL PARCEL IN LOCATIONS NOW OR HEREAFTER IN THE RESIDENTIAL PARCEL; AN BASEMENT ON, OVER, ACROSS AND THROUGH THE ELEVATOR SHAFTS, RAILS, EQUIPMENT AND OTHER COMPONENTS RELATED THERETO LOCATED IN THE RESIDENTIAL PARCEL FOR USE OF SUCH ELEVATORS AND SHAFTS AS PASSENGER AND FREIGHT ELEVATORS; EASEMENT FOR THE OFFICE OWNER (AS DEFINED IN THE REA) AND ITS PERMITEES (AS DEFINED IN THE REA) FOR THE USE OF THE ELEVATORS AND STAIRWELLS LOCATED WITHIN THE RESIDENTIAL PARCEL AND FOR PEDESTRIAN INGRESS AND EGRESS OVER, UPON, ACROSS AND THROUGH THE LOBBY OF THE RESIDENTIAL PARCEL TO AND FROM THE MONROE STREET ENTRANCE TO THE BUILDING FROM AND TO PARCEL 1; ELEVATOR SERVICE, ELEVATOR AND ESCALATOR CONSTRUCTION AND MAINTENANCE EASEMENTS, COMMUNICATION AND ANTENNA FACILITIES, AND SIGNAGE EASEMENT OVER THE REMAINDER OF THE PROPERTY LOCATED ON LOTS 35 (THROUGH 38 IN BLOCK 142 SCHOOL SECTION ADDITION TO CHICAGO AFORESAID; WITH RESPECT TO THE EASEMENTS BURDENING THE RESIDENTIAL PARCEL, IF SUCH EASEMENTS REQUIRE ACCESS TO AREAS OTHER THAN THE FIRST AND SECOND FLOORS OF THE BUILDING; THEN SUCH EASEMENT RIGHTS SHALL INCLUDE THE USE OF ELEVATORS AND STAIRWELLS TO ACCESS THE BUILDING ROOF AND OTHER AREAS OF THE BUILDING NECESSARY TO EXERCISE SUCH EASEMENT RIGHTS; THE RIGHT TO INGRESS AND EGRESS OVER, THROUGH, AND UPON THE PARCEL (AS DEFINED IN THE REA) BURDENED BY THE FOREGOING EASEMENTS TO THE EXTENT NECESSARY TO EXERCISE THE RIGHTS GRANTED BY THE FOREGOING EASEMENTS.

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PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR METROPOLIS CONDOMINIUM AND RECORDED APRIL 19, 2006 AS DOCUMENT 0610912071 FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, LEASING, LOCATING, MAINTAINING, OPERATING, RENEWING, REPAIRING OR REPLACING AND PERMANENTLY HOUSING ANY PORTION OF THE COMMUNICATION SYSTEM, AND TO SUPPLY SERVICES TO THE CONDOMINIUM PROPERTY AND TO THIRD PARTIES, TOGETHER WITH THE REASONABLE RIGHT TO INGRESS TO AND EGRESS FROM THE CONDOMINIUM PROPERTY FOR SAID PURPOSES, EXCLUDING THE INTERIOR LIVING AREAS OF ANY CONDOMINIUM UNIT, BUT SPECIFICALLY INCLUDING ALL COMPONENTS OF THE COMMUNICATION SYSTEM LOCATED WITHIN THE CONDOMINIUM PROPERTY OVER, UNDER, THROUGH AND ALONG THE FOLLOWING DESCRIBED LAND:

WITHIN THE CONDOMINIUM PROPERTY, INCLUDING THAT PROPERTY LEGALLY DESCRIBED IN EXHIBIT A-4 ATTACHED HERETO AND MADE A PART HEREOF, AND IN, OVER, UNDER THROUGH AND ALONG THE ROOF OF THE BUILDING, TO THE EXTENT THE ROOF IS PART OF THE CONDOMINIUM PROPERTY, EXCEPT THOSE PORTIONS DESIGNATED AS A LIMITED COMMON ELEMENT ROOF DECK OR A COMMON ELEMENT ROOF DECK ON THE PLAT,

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AND ALL AIR SPACE ABOVE THE ROOF.

PARCEL 5:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR METROPOLIS CONDOMINIUM AND RECORDED APRIL 19, 2006 AS DOCUMENT 0610912071 FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, LEASING, LOCATING, MAINTAINING, OPERATING, RENEWING, REPAIRING OR REPLACING AND PERMANENTLY HOUSING ANY PORTION OF THE COMMUNICATION SYSTEM, AND TO SUPPLY SERVICES TO THE CONDOMINIUM PROPERTY AND TO THIRD PARTIES, TOGETHER WITH THE REASONABLE RIGHT TO INGRESS TO AND EGRESS FROM THE CONDOMINIUM PROPERTY FOR SAID PURPOSES, EXCLUDING THE INTERIOR LIVING AREAS OF ANY CONDOMINIUM UNIT, BUT SPECIFICALLY INCLUDING ALL COMPONENTS OF THE COMMUNICATION SYSTEM LOCATED WITHIN THE CONDOMINIUM PROPERTY.

Customer Name: RADIANT STAR ENTERPRISES LLC

Loan#: 0002322519

Release Date: 09/24/2021

Processor Name: Spencer F. Wilson

Property of Cook County Clerk's Office