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Recording Requested By:
FIFTH THIRD BANK

Doc# 2127125255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 02:40 PM Pg: 1 of 5

When Recorded Return To:
LIEN RELEASE
FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBBF
CINCINNATI, OH 45276



RELEASE OF MORTGAGE

FIFTH THIRD BANK - COMMERCIAL# *****26-B "TESTA PROPERTIES LLC" Cook, Illinois

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS that FIFTH THIRD BANK, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO MB FINANCIAL BANK, N.A. holder of a certain mortgage, made and executed by TESTA PROPERTIES LLC AN ILLINOIS LIMITED LIABILITY COMPANY, originally to MB FINANCIAL BANK, N.A., in the County of Cook, and the State of Illinois, Dated: 08-15-2018 Recorded: 08-23-2018 as instrument No. 1823518034, Book/Reel/Liber NA Page/Folio NA, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

-Note Modification or Extension Dated: 05-05-2020 Recorded: 05-25-2020 as Instrument No. 2026934018, Book/Reel/Liber NA Page/Folio NA, between TESTA PROPERTIES LLC AN ILLINOIS LIMITED LIABILITY COMPANY and FIFTH THIRD BANK \$7,000,000.00

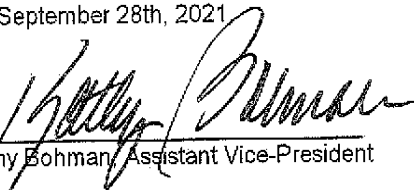
Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No.: 20-05-400-017, 20-05-400-018, 20-05-400-024, 20-05-400-028, 20-05-400-030

Property Addresses: 4555 S RACINE AVE, CHICAGO, IL 60609, 4545 S RACINE AVE, CHICAGO, IL 60609, 4551 S RACINE AVE, CHICAGO, IL 60609

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

FIFTH THIRD BANK, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO MB FINANCIAL BANK, N.A.
On September 28th, 2021

By: 
Kathy Bohman, Assistant Vice-President

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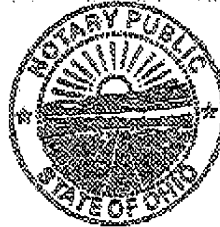
STATE OF Ohio
COUNTY OF Hamilton

On September 28th, 2021, before me, Alex Averbeck, a Notary Public in and for Hamilton in the State of Ohio, appeared Kathy Bohman, Assistant Vice-President of FIFTH THIRD BANK, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO MB FINANCIAL BANK, N.A., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, that no oath or affirmation was administered prior to signing, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Alex Averbeck
Notary Expires: 10/14/2025 #2020-RE-821262



ALEX AVERBECK
Notary Public, State of Ohio
My Commission Expires
October 14, 2025
COMMISSION: 2020-RE-821262

Prepared By: ALEX AVERBECK, FIFTH THIRD BANK 5001 KINGSLEY DRIVE, MD# 1MOBBE CINCINNATI, OH, 45227
800-972-3030

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Parcel 1:

All that part of Section 5, Township 38 North Range 14, East of the Third Principal Meridian, in the City of Chicago, State of Illinois, bounded and described as follows: beginning at point which is 1023 feet North of the South line and 123 feet East of the West line of said Southeast Quarter of said Section 5 and running thence Easterly on a line parallel with the South line of said Section, 999.96 feet to a point; thence South on a line parallel with the West line of said Southeast Quarter a distance of 600 feet to a point; thence West on a line parallel with South line of said Section 399.96 feet to a point; thence Northwesterly on a curved line having a radius of 600 feet and convex to the Southwest to the point of beginning, except the North 46.84 feet measured perpendicular thereof and excepting therefrom that part of said Section 5 bounded and described as follows: beginning on a line which is 1122.96 feet East from and parallel with the West line of the East half of said Section 5, at a point 976.16 feet North from the South line of said East half of Section 5, running thence South along said parallel line, a distance of 187.71 feet; thence West along a line which is 788.45 feet North from and parallel with the South line of said East half of Section 5, a distance of 51.77 feet to the East face of a brick wall of an existing 5 story brick building; thence North along said East Face of Brick Wall and along said East face extended, a distance of 187.71 feet to its intersection with a line 976.16 feet North from and parallel with the South line of the East half of Section 5; thence East along said parallel line, a distance of 51.49 feet to the point of beginning, in Cook county, Illinois.

Parcel 1A:

Non-exclusive easement for the benefit of Parcel 1 for the passage of persons, animals and vehicles and to lay, construct, maintain and replace utility lines and sewers of all types and descriptions, over, under and across the following described Real Estate, as granted in the Easement Agreement dated August 25, 1969 and recorded as document 20992913:

A Parcel of Land in Lot 12 in Stock Yards Subdivision of the East 1/2 of Section 5, Township 38 North, Range 14, East of the Third Principal Meridian; said parcel being more particularly described as follows:

Beginning at a point which is 956.46 feet North from the South line and 37.14 feet East from the West line of said East 1/2 of Section 5 and running thence Northeasterly along a straight line a distance of 33.30 feet to a point which is 989.69 feet North from the South line and 39.45 feet East from the West line of said East 1/2 of Section 5; thence Eastwardly along a straight line a distance of 84.32 feet to a point 995.32 feet North from the South line of said East 1/2 of Section 5 and on the line between Lots 11 and 12 in said Stock Yards Subdivision, (said line between Lots 11 and 12 being also the Easterly line of the Lands of the Chicago River and Indiana Railroad Company); thence Southwardly along the line between Lots 11 and 12, said line being the arc of a circle, convex to the West and having a radius of 600 feet, a distance of 33.00 feet to a point 962.41 feet North from the South line of said East 1/2 of Section 5 and thence Westwardly along a straight line a distance of 89.00 feet to the point of beginning; excepting therefrom that portion falling within Racine Avenue and also excepting therefrom that portion falling within Parcel 4 herein, in Cook County, Illinois.

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Parcel 2:

A Parcel of Land comprised of a part of Lot 12 in Stockyard Subdivision of the East half of Section 5, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said parcel bounded and described as follows: beginning at the intersection of a line which is 423.00 feet North of and parallel with the South line of the Southeast Quarter of said Section 5 with the Easterly line of the former Consolidated Rail Corporation Right of Way, said point of intersection being 153.51 feet, as measured along said parallel line, East of intersection of said parallel line with the Easterly line of S. Racine Avenue, as said S. Racine Avenue was opened pursuant to the ordinance passed by the City Council of the City of Chicago on March 16, 1968; thence Northwesterly along said Easterly line, said Easterly line having an assumed bearing of North 24 degrees, 01 minutes, 45 seconds West, a distance of 119.32 feet to a point of curve in said Easterly line; thence continuing Northwardly along said Easterly line, said Easterly line being here a curved line convex Southwesterly and having a radius of 575.98 feet, an arc distance of 168.34 feet to a point of reverse curve in said Easterly line; thence continuing Northwardly along said Easterly line being here a curved line convex Northeasterly and having a radius of 1,222.00 feet an arc distance of 118.15 feet to another point of reverse curve; thence continuing Northwardly along said Easterly line being here a curved line convex Westerly and having a radius of 510.07 feet, an arc distance of 112.39 feet; thence continuing Northwardly along said Easterly line, said Easterly line being here a straight line having a bearing of North 00 degrees, 11 minutes, 15 seconds West a distance of 150.06 feet to an intersection with a line which is 976.16 feet North of and parallel with said South line of the Southeast Quarter of Section 5, said point of intersection being 46.80 feet, as measured along said parallel line, East of the intersection of said parallel line with said East line of S. Racine Avenue; thence South 89 degrees, 53 minutes, 45 seconds East along said parallel line, a distance of 2.65 feet to an intersection with the Westerly line of Lot 11, in said Stockyard Subdivision; thence Southerly and Southeasterly along said Westerly line of Lot 11, said Westerly line being here a curved line convex to the Southwest and having a radius of 600.00 feet, an arc distance 896.68 feet to an intersection with said line which is 423.00 feet North of and parallel with the South line of the Southeast Quarter of said Section 5, said point of the intersection being 399.96 feet, as measured along said parallel line, West of the Southeast corner of said Lot 11, thence North 89 Degrees, 53 Minutes, 45 Seconds West along said line which is 423.00 feet North of and parallel with the South line of the Southeast Quarter, said parallel line being Also the Westward Extension of the South line of said Lot 11, a distance of 125.76 feet; thence North 73 degrees, 08 minutes, 27 seconds West a distance of 136.24 feet to a point of curve; thence Westwardly and Southwestwardly along a curved line convex Northerly and having a radius of 50.00 feet, an arc distance of 36.53 feet; thence South 64 degrees, 59 minutes, 35 seconds West, a distance of 86.42 feet to an intersection with said line which is 423.00 feet North of and parallel with said South line of the Southeast Quarter; thence North 89 degrees, 53 minutes, 45 seconds West along said parallel line, a distance of 145.47 feet to the point of beginning.

Parcel 3:

A Parcel of Land comprised of a part of Lot 12 in Stockyard Subdivision of the East Half of Section 5, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said parcel bounded and described as follows: beginning at the intersection of a line which is 423.00 feet North of and parallel with the South line of the Southeast Quarter of said Section 5 with the Easterly line of S. Racine Avenue, as said S. Racine Avenue was opened pursuant to the ordinance passed by the City Council of the City of Chicago on March 16, 1968; thence Northwardly along said Easterly line, said Easterly line having an assumed bearing of North 05 degrees, 41 minutes, 47 seconds East, a distance of 180.06 feet to an intersection with the Westerly line of the former Consolidated Rail Corporation right of way; thence South 19 degrees, 51 minutes, 44 seconds East along said Westerly line, a distance of

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157.71 feet to a point of curve in said Westerly line; thence continuing along said Westerly line, said Westerly line being here a curved line, convex Southwesterly and having a radius of 639.38 feet, an arc distance of 33.28 feet to an intersection with said line which is 423.00 feet North of and parallel with said South line of the Southeast Quarter; thence North 89 degrees, 53 minutes, 45 seconds West along the last described parallel line, a distance of 83.57 feet to the point of beginning.

Parcel 4:

A Parcel of Land comprised of a part of Lot 12 in Stockyard Subdivision of the East Half of Section 5, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said parcel being part of the former Consolidated Rail Corporation right of way, said parcel bounded and described as follows: beginning at the intersection of a line which is 976.16 feet North of and parallel with the South line of the Southeast quarter of Section 5, with the East line of S. Racine Avenue, as said S. Racine Avenue was opened pursuant to the ordinance passed by the City Council of the City of Chicago on March 26, 1968; thence South along said East line, said East line having an assumed bearing of South 00 degrees, 06 minutes, 21 seconds East, a distance of 332.64 feet to an angle point in said East line of S. Racine Avenue; thence South 05 degrees, 41 minutes, 47 seconds West along said East line a distance of 41.51 feet to an intersection with the Westerly line of the former Consolidated Rail Corporation right of way, thence South 19 degrees, 51 minutes, 44 seconds East along said Westerly line, a distance of 157.71 feet to a point of curve in said Westerly line; thence continuing along said Westerly line, said Westerly line being here a curved line, convex Southwesterly and having a radius of 639.38 feet, an arc distance of 33.28 feet to an intersection with a line which is 423.00 feet North of and parallel with said South line of the Southeast Quarter of Section 5; thence South 89 degrees, 53 minutes, 45 seconds East along the last described parallel line, a distance of 69.94 feet to an intersection with the Easterly line of said Consolidated Rail Corporation right of way; thence North 24 degrees, 01 minutes, 45 seconds West along said Easterly line, a distance of 15.32 feet to a point of curve in said Easterly line; thence continuing Northwardly along said Easterly line, said Easterly line being here a curved line convex Southwesterly and having a radius of 575.98 feet, an arc distance of 168.34 feet to a point of reverse curve in said Easterly line; thence continuing northwardly along said Easterly line being here a curved line convex Northeasterly and having a radius of 1,222.00 feet an arc distance of 118.15 feet to another point of reverse curve; thence continuing Northwardly along said Easterly line, said Easterly line being here a curved line convex Westerly and having a radius of 510.07 feet, an arc distance of 112.39 feet; thence continuing Northwardly along said Easterly line, said Easterly line being here a straight line having a bearing of North 00 degrees, 11 minutes, 15 seconds West, a distance of 150.06 feet to an intersection with said line which is 976.16 feet North of and parallel with said South line of the Southeast Quarter of Section 5; thence North 89 degrees, 53 minutes, 45 seconds West along said parallel line, a distance of 46.80 feet to the point of beginning.