

# UNOFFICIAL COPY

Doc#: 2203421125 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2022 08:15 AM Pg: 1 of 2

**RECORDATION REQUESTED BY:**

First American Bank  
201 South State Street  
P.O. Box 307  
Hampshire, IL 60140  
PAB2852

**WHEN RECORDED MAIL TO:**

PE Karonis Prop, LLC  
487 N Country Club Drive  
Addison, IL 60101-2406

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)**

**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 OR DEED OF TRUST WAS FILED.**

6433777-01.

KNOW ALL MEN BY THESE PRESENTS, That First American Bank, an Illinois banking corporation, for and in consideration of the payment of the indebtedness secured by the property hereinafter mentioned, and the cancellation of all the notes thereby secured and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM UNTO PE Karonis Prop, LLC, an Illinois limited liability company, his/her/their heirs, legal representatives and assignees, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain construction mortgage, assignment of leases and rents and assignment of rents and leases dated September 6, 2013 and recorded in the Recorder's Office of Cook, in the State of Illinois, as doc. Nos. 1328942242 and 1328942243, to the premises therein described as follows, situated in the County of Cook State of Illinois, to wit:

See reverse side for legal description

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

Permanent Real Estate Index Number(s): 03-12-300-153-0000  
Address(es) of premises: 367 Inland Drive, Wheeling, IL 60090



Witness My hand and seal, this 27<sup>th</sup> day of January, 2022

By: Jamie Herrmann  
Jamie Herrmann, Operations Officer

This instrument prepared by Kathy Glefke, Loan Operations, First American Bank, 201 South State Street, Hampshire, IL 60140

STATE OF ILLINOIS            }  
  } SS  
COUNTY OF KANE            }

On this 27<sup>th</sup> day of January, 2022 before me, the undersigned Notary Public, personally appeared Jamie Herrmann known to be the Operations Officer authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By: Jill S Dykier Residing at Illinois

Notary Public in and for the State of Illinois      My commission expires 3-4-2025

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## Legal Description:

### PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 428.55 FEET EAST AND 409.08 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF ONE EAST WEST) THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 66.75 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 10.58 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 10.00 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 21.72 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 8.22 FEET; TO AN INTERSECTION WITH A LINE 90.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AN PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 2.39 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 62.38 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972 AND AS AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 17, 1980 AS DOCUMENT NUMBER 25456482

### PARCEL 4:

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, PARTY WALLS AND EASEMENTS RECORDED JUNE 10, 1988 AS DOCUMENT 88253528 AND BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT 89608946.

PIN: 03-12-300-153-0000

Commonly known as: 367 Inland Drive, Wheeling, IL 60090