

UNOFFICIAL COPY

Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

Doc#: 2205620458 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2022 01:40 PM Pg: 1 of 6

FR 6719688 2/5

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN
TO:

Patzik, Frank & Samotny Ltd.
200 South Wacker Drive, Suite 2700
Chicago, Illinois 60606
Attn: Vito M. Pacione, Esq.

Above Space for Recorder's Use Only

RELEASE OF LOAN DOCUMENTS

KNOW ALL MEN BY THESE PRESENTS, that **LAKESIDE BANK** ("Lender"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY, and QUIT CLAIM** unto **3798 S WESTERN, LLC**, an Illinois limited liability company ("**Borrower**") and its legal representatives and assigns, all right, title, interest, claim or demand whatsoever Lender may have acquired in, through:

(1) that certain Construction Mortgage dated September 15, 2021 and recorded on September 23, 2021 in the Office of the Cook County, Illinois Clerk (the "**Clerk's Office**") as Document No. 2126615038;

(2) that certain Assignment Rents dated September 15, 2021 and recorded on September 23, 2021 in the Clerk's Office as Document No. 2126615039; and

(3) that certain Subordination, Non-Disturbance and Assignment Agreement dated September 15, 2021 and recorded on September 23, 2021 in the Clerk's Office as Document No. 2126615041 (collectively, the "**Loan Documents**"),

with respect to the property situated in Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

THE SOUTH 149-10/12 FEET OF LOT 1, EXCEPT THE WESTERLY 25.00 FEET THEREOF (WHICH LOT 1 INCLUDES THE WEST 20.00 FEET OF WESTERN AVENUE, AS VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 15, 1915, A COPY OF WHICH ORDINANCE WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1920 IN BOOK 15299, PAGE 164, AS DOCUMENT 6847097, SAID ORDINANCE CONFIRMING THE ORDINANCE OF THE TOWN OF CICERO PASSED SEPTEMBER 13, 1869, A COPY OF WHICH WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 14, 1878 IN BOOK 4 PAGE 285 AS DOCUMENT 184388) IN DIVISION OF THAT PART OF BLOCK 1, LYING NORTH OF THE SOUTH 355.00 FEET THEREOF IN BAKER'S SUBDIVISION OF LOTS 65 TO 72 AND LOTS 75 TO 80 IN THE TOWN OF BRIGHTON IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 26, 1891 IN BOOK 46 PAGE 28 AS DOCUMENT 1425003, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 75, 76, 77, 78, 79 AND 80 OF THE TOWN OF BRIGHTON IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF WESTERN AVENUE, 40.00 FEET WEST AND 303.00 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 36 AFORESAID AND ON THE EAST LINE OF A 25-FOOT STRIP SOLD TO THE UNION STOCK YARDS AND TRANSIT COMPANY; THENCE NORTH ALONG SAID WEST LINE OF WESTERN AVENUE, A DISTANCE OF 355.00 FEET; THENCE WEST AT RIGHT ANGLES TO SAID AVENUE, A DISTANCE OF 172.00 FEET TO THE EAST LINE OF SAID 25- FOOT STRIP SOLD TO THE UNION STOCK YARDS AND TRANSIT COMPANY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STRIP TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A STRIP IN SAID BLOCK 1 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EASTERLY LINE OF THE UNION STOCK YARDS AND TRANSIT COMPANY RIGHT OF WAY INTERSECTS THE WEST LINE OF WESTERN AVENUE, BEING 40.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, AND 701.8 FEET SOUTH OF THE SOUTHWEST CORNER OF ARCHER AVENUE AND WESTERN AVENUE; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF UNION STOCKYARDS AND TRANSIT COMPANY RIGHT OF WAY, A DISTANCE OF 393.8 FEET; THENCE EAST, A DISTANCE OF 22.2 FEET; THENCE SOUTHEASTERLY PARALLEL TO AND 20.00 FEET FROM THE EASTERLY LINE OF UNION STOCK YARDS AND TRANSIT COMPANY RIGHT OF WAY, 341.85 FEET TO A POINT IN THE WEST LINE OF WESTERN AVENUE, THENCE SOUTH ALONG SAID WEST LINE, 47.00 FEET TO THE PLACE OF BEGINNING AND (EXCEPTING THE SOUTH 288.50 FEET OF PARCEL 2, AS MEASURED ALONG THE WEST LINE OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

Exhibit A

UNOFFICIAL COPY

THAT PART OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72, INCLUSIVE, AND LOTS 75 TO 80, INCLUSIVE OF THE TOWN OF BRIGHTON IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ARCHER AVENUE AND SOUTH WESTERN AVENUE; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SOUTH WESTERN AVENUE, A DISTANCE OF 200.00 FEET; THENCE RUNNING WEST TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO TERMINAL TRANSFER RAILROAD COMPANY; THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE; AND THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE VACATED WEST 20.00 FEET OF WESTERN AVENUE, LYING EAST OF AND ADJOINING AND ACCRUING TO PARCEL 3 AFORESAID;

EXCEPTING FROM SAID PARCELS 3 AND 4 DESCRIBED ABOVE THAT PART THEREOF CONDEMNED BY THE CITY OF CHICAGO IN CASE NO. 70L14802 (CIRCUIT COURT OF COOK COUNTY, ILLINOIS) IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72, INCLUSIVE, AND LOTS 75 TO 80, INCLUSIVE OF THE TOWN OF BRIGHTON IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ARCHER AVENUE AND SOUTH WESTERN AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH WESTERN AVENUE, A DISTANCE OF 15.00 FEET; THENCE WEST, A DISTANCE 5.0 FEET TO AN INTERSECTION WITH A LINE 8.0 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT WHICH IS 80.00 FEET SOUTHWESTERLY OF SAID CORNER, AS MEASURED ALONG THE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID ARCHER AVENUE, WHICH IS 170.00 FEET SOUTHWESTERLY OF SAID CORNER, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID ARCHER AVENUE, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

BEING THE SAME AS THAT PROPERTY AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY DANIEL W. WALTER OF COMPASS SURVEYING LTD DATED AUGUST 19, 2020, LAST REVISED MAY 11, 2021, DESIGNATED AS PROJECT NO. 20.0154, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 OF THE DIVISION OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72, INCLUSIVE, AND LOTS 75 TO 80, INCLUSIVE, IN THE TOWN OF BRIGHTON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 26, 1891 IN BOOK 46, PAGE 28

UNOFFICIAL COPY

AS DOCUMENT 1425003, TOGETHER WITH THAT PART OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 75, 76, 77, 78, 79 AND 80 OF THE TOWN OF BRIGHTON, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1883 AS DOCUMENT 497531, TOGETHER WITH PART OF THE WEST 20.00 FEET OF WESTERN AVENUE, AS VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 15, 1915, A COPY OF WHICH ORDINANCE WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1920 IN BOOK 15299, PAGE 164, AS DOCUMENT 6847097, SAID ORDINANCE CONFIRMING THE ORDINANCE OF THE TOWN OF CICERO PASSED SEPTEMBER 13, 1869, A COPY OF WHICH WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 14, 1878 IN BOOK 4 PAGE 285 AS DOCUMENT 184388, ALL BEING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND TAKEN AS ONE TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 OF THE DIVISION OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72, INCLUSIVE, AND LOTS 75 TO 80, INCLUSIVE, IN THE TOWN OF BRIGHTON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 26, 1891 IN BOOK 46, PAGE 28 AS DOCUMENT 1425003; THENCE SOUTH 01 DEGREE 42 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID VACATED WESTERN AVENUE, 15.00 FEET TO THE SOUTHEAST CORNER OF THE LAND CONDEMNED BY THE CITY OF CHICAGO IN CASE NO. 70L14802 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 42 MINUTES 27 SECONDS EAST ALONG THE EASTERLY LINE OF SAID VACATED WESTERN AVENUE, A DISTANCE OF 401.33 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 288.50 FEET (AS MEASURED ALONG THE WEST LINE OF WESTERN AVENUE) OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 75, 76, 77, 78, 79 AND 80 OF THE TOWN OF BRIGHTON, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1883 AS DOCUMENT 497531; THENCE SOUTH 88 DEGREES 19 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID NORTH LINE, 126.54 FEET TO A LINE PARALLEL WITH AND 20.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID BLOCK 1; THENCE NORTH 29 DEGREES 01 MINUTE 27 SECONDS WEST ALONG SAID PARALLEL LINE, 74.75 FEET TO THE SOUTH LINE OF SAID LOT 1 OF THE DIVISION OF BLOCK 1 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72, INCLUSIVE, AND LOTS 75 TO 80, INCLUSIVE, IN THE TOWN OF BRIGHTON; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE, 5.63 FEET TO A LINE PARALLEL WITH AND 25.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 29 DEGREES 01 MINUTE 27 SECONDS WEST ALONG SAID PARALLEL LINE, 183.34 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 50 DEGREES 18 MINUTES 11 SECONDS EAST ALONG SAID NORTHWESTERLY LINE, 133.75 FEET TO THE SOUTHWEST CORNER OF THE LAND CONDEMNED BY THE CITY OF CHICAGO IN CASE NO. 70L14802; THENCE NORTH 56 DEGREES 26 MINUTES 38 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LAND CONDEMNED, 76.26 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 50 DEGREES 18 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 80.20 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY LINE, 5.95 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 16-36-428-001-0000

UNOFFICIAL COPY

16-36-428-002-0000

16-36-428-010-0000

Property Address:

3798 S. Western Avenue, Chicago, IL 60609

Property of Cook County Clerk's Office