

UNOFFICIAL COPY

Record and Return To:

JPMorgan Chase Bank, NA - CTL
14800 Frye Rd Mailstop TX1-0018
Fort Worth TX 76155

Doc#. 2208304388 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2022 02:50 PM Pg: 1 of 2

This Instrument Prepared By:

JPMorgan Chase Bank, NA - CTL
14800 Frye Rd Mailstop TX1-0018
Fort Worth TX 76155

Loan #: **100022675**

SATISFACTION OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JPMORGAN CHASE BANK, N.A.** does hereby certify that a certain MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, by **3350 N. KEDZIE, L.L.C., an Illinois limited liability company**, (collectively the "Borrower/Grantor"), has been paid in full and is hereby RELEASED AND SATISFIED IN FULL and the real estate described therein is fully released as described below:

Original Lender: **JPMORGAN CHASE BANK, N.A.** Dated: **05/02/2017** Recorded: **05/11/2017**

Instrument: **1713115124** in Cook County, Illinois

Property Address: **3330 - 3350 N KEDZIE AVE, CHICAGO, IL 60618**

Parcel Tax ID: **13-23-411-004-0000 13-23-411-025-0000**

Legal Description: **Please See Attachment**

The party executing this instrument is the present holder of the document described herein.

IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on **03/24/2022**.

JPMORGAN CHASE BANK, N.A.

By: 

Name: **Marion J. Short**

Title: **Authorized Officer**

STATE OF Texas } s.s.
COUNTY OF Tarrant

On **03/24/2022**, before me, **Debbie Ragle**, Notary Public, personally appeared, **Marion J. Short, Authorized Officer** of **JPMORGAN CHASE BANK, N.A.**, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

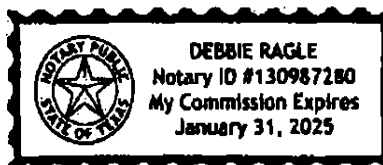
Witness my hand and official seal.



Notary Public: **Debbie Ragle**

My Commission Expires: **01/31/2025**

Commission #: **130987280**



UNOFFICIAL COPY**Legal Description****For APN/Parcel ID(s): 13-23-411-025-0000****PARCEL 2:**

A TRACT OF LAND IN THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, WITH THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE SOUTH 00 DEGREE EAST ON THE WEST LINE OF SAID NORTH KEDZIE AVENUE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES, 51 MINUTES, 00 SECOND WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 400.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREE EAST, PARALLEL WITH THE WEST LINE OF SAID NORTH KEDZIE AVENUE, A DISTANCE OF 198.95 FEET TO THE NORTHERLY LINE OF THE PROPERTY, AS CONVEYED BY DEEDS FROM THE GRANTOR, CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION TO THE GRANTEE, PRAIRIE MATERIAL SALES INCORPORATED RECORDED NOVEMBER 17, 1977 AS DOCUMENTS 24199385 AND 24199384; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE AS CONVEYED THE FOLLOWING (6) SIX

COURSES:

NORTH 62 DEGREES, 46 MINUTES, 47 SECONDS WEST, A DISTANCE OF 11.07 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 908.52 FEET;

THENCE NORTHWESTERLY ON SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A CHORD BEARING NORTH 56 DEGREES, 02 MINUTES, 16 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 513.35 FEET;

THENCE NORTHWESTERLY ON SAID CURVE HAVING A RADIUS OF 513.35 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 40 MINUTES 56 SECONDS WEST, CONVEX SOUTHWESTERLY, A DISTANCE OF 28.61 FEET TO A POINT;

THENCE NORTH 00 DEGREE EAST, A DISTANCE OF 94.79 FEET TO A POINT;

THENCE NORTH 76 DEGREES, 38 MINUTES, 46 SECONDS EAST, A DISTANCE OF 25.69 FEET;

THENCE NORTH 89 DEGREES, 51 MINUTES, 00 SECOND EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, IN COUNTY OF COOK, ILLINOIS.