



2209719025

PREPARED BY:

Sonia Rubio
Gold Coast Bank
1165 N. Clark Street Suite 200
Chicago, IL 60610

Doc# 2209719025 Fee \$55.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 10:17 AM PG: 1 OF 3

WHEN RECORDED MAIL TO:

Sonia Rubio
1165 N. Clark Street Suite 200
Chicago, IL 60610
Phone: 312-587-3200

Loan Number: 10001618-40380

Space above this line if for Recorder's use only

SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

Gold Coast Bank, a bank chartered by the State of Illinois for and in consideration of the payment of the indebtedness secured by the document(s) hereinafter mentioned, and the cancellation of the note thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby, REMISE, RELEASE, CONVEY and QUIT CLAIM unto 2047 W. Division, LLC, an Illinois limited liability company, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage dated the 28th day of July, 2020, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 2021217161, and a certain Assignment of Rents dated the 28th day of July, 2020, and recorded in the Recorder's Office of Cook County, in State of Illinois, as Document No. 2021217162, to the premises therein describes as follows, to-wit:

PARCEL 1:

THAT PART OF LOTS 18, 19 AND 20 IN SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOWER LEVEL:

PARCEL C2 - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +8.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 54.10 FEET; THENCE WEST, A DISTANCE OF 24.31 FEET; THENCE NORTH, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 54.10 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 6.00 FEET; THENCE WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH, A DISTANCE OF 1.10 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 61.20 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.11 FEET; THENCE SOUTH, A DISTANCE OF 35.27 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 35.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FIRST FLOOR:

PARCEL C2 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 10.13 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 43.97 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 43.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 62.03 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 7.10 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL C2-(a) =LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 5.04 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 15.06 FEET; THENCE EAST, A DISTANCE OF 12.39 FEET; THENCE SOUTH, A DISTANCE OF 10.39 FEET; THENCE WEST, A DISTANCE OF 6.06 FEET; THENCE SOUTH, A DISTANCE OF 4.67 FEET; THENCE WEST, A DISTANCE OF 6.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PIN: 17-06-303-052-0000

PARCEL C2-(b)- LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION+ 18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 17.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.26 FEET; THENCE EAST, A DISTANCE OF 7.46 FEET; THENCE SOUTH, A DISTANCE OF 20.26 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-303-053-0000

PARCEL C2-(c) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION+ 13.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 35.74 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.89 FEET; THENCE NORTHEAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH, A DISTANCE OF 25.36 FEET; THENCE WEST, A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-303-054-0000

SECOND FLOOR:

PARCEL C1-(A) - THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +33.83 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +41.83 FEET CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH, A DISTANCE OF 16.09 FEET; THENCE EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH, A DISTANCE OF 6.24 FEET; THENCE EAST, A DISTANCE OF 0.92 FEET; THENCE SOUTH, A DISTANCE OF 5.50 FEET; THENCE EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH, A DISTANCE OF 14.33 FEET; THENCE EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH, A DISTANCE OF 10.27 FEET; THENCE WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-303-062-0000

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER THE COMMERCIAL AREAS EXCEPTED FROM THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2006 AS DOCUMENT NUMBER 0632115061.

PARCEL3:

PARCEL C1-(a) IP16- UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 40.64 FEET SOUTH AND 16.88 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 8.08 FEET; THENCE SOUTH, A DISTANCE OF 19.49 FEET; THENCE WEST, A DISTANCE OF 8.08 FEET; THENCE NORTH, A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PIN: 17-06-303-057-0000

PARCEL4:

PARCEL C1-(a)/PI7 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 40.64 FEET SOUTH AND 9.20 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 7.68 FEET; THENCE SOUTH, A DISTANCE OF 19.49 FEET; THENCE WEST, A DISTANCE OF 7.68 FEET; THENCE NORTH, A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PIN: 17-06-303-056-0000

PARCELS:

PARCEL C1-(a)/P18 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.11 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 40.64 FEET NORTH AND 0.40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 8.48 FEET; THENCE SOUTH, A DISTANCE OF 19.49 FEET; THENCE WEST, A DISTANCE OF 8.48 FEET; THENCE NORTH, A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PIN: 17-06-303-055-0000

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PARCEL 6:

PARCEL C1-(b) - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 20.34 FEET NORTH AND 0.40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 24.22 FEET; THENCE SOUTH, A DISTANCE OF 15.96 FEET; THENCE WEST, A DISTANCE OF 6.74 FEET; THENCE SOUTH, A DISTANCE OF 4.34 FEET; THENCE WEST, A DISTANCE OF 17.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-303-058-0000

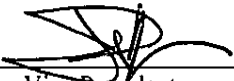
The Real Property or its address is commonly known as: 2047 W. Division St. Unit C2 and 2041 W. Division St. C1-(a)/P-16, C1-(a)/P-17, C1-(a)/P-18 and C1-(b), Chicago, IL 60622

The Real Property Tax Identification Number is: 17-06-303-048-0000; 17-06-303-052-0000; 17-06-303-053-0000; 17-06-303-054-0000; 17-06-303-055-0000; 17-06-303-056-0000; 17-06-303-057-0000; 17-06-303-058-0000; and 17-06-303-062-0000

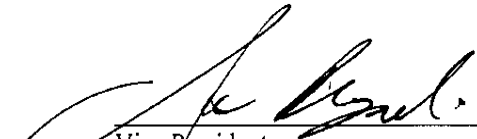
Situated in the city of **Chicago**, County of **Cook**, and State of **Illinois**, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said chartered bank has caused its name to be signed to these presents by its Executive Vice President, and attested by its Vice President this 1st day of **March, 2022**.

ATTEST:



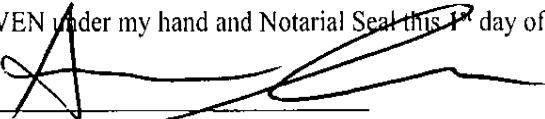
Executive Vice President

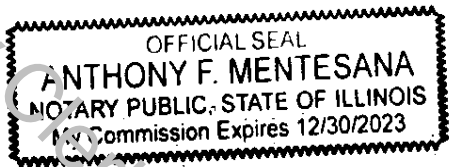


Vice President

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT before me personally appeared **John Morgan** and **Joe Mazzocchi**, personally known to me to be officers of Gold Coast Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument and severally acknowledged that such officers executed the same in their authorized capacity of officer, and that by signature on the foregoing instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GIVEN under my hand and Notarial Seal this 1st day of **March, 2022**.





Property of Cook County Bank's Office