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2209719030

PREPARED BY:

Sonia Rubio
Gold Coast Bank
1165 N. Clark St. Ste. 200
Chicago, IL 60610

Doc# 2209719030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 10:22 AM PG: 1 OF 2

WHEN RECORDED MAIL TO:

Sonia Rubio
Gold Coast Bank
1165 N. Clark St. Ste. 200
Chicago, IL 60610

Loan Number: 10001816-40268

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 Deed of Trust herein mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby, REMISE, RELEASE, CONVEY and QUIT CLAIM unto Southern Capital, LLC Series Claremont, 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 18th day of December, 2015, and recorded in the Recorder's Office of Cook, in the State of Illinois, as Document No. 1536322031, and a certain Assignment of Rents dated the 18th day of December, 2015, and recorded in the Recorders Office of Cook County, in State of Illinois, as Document No. 1536322032, to the premises therein describes as follows, to-wit:

PARCEL 1:

THAT PART OF THE NORTH 10 RODS OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ WHICH IS 425.86 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ AND RUNNING THENCE WEST ALONG THE AFORESAID NORTH LINE, A DISTANCE OF 138.02 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SOUTH CLAREMONT AVENUE (AS LAID OUT IN TREMONT RIDGE SUBDIVISION WHICH ADJOINS SAID NORTH 10 RODS ON THE SOUTH) EXTENDED NORTH A DISTANCE OF 130.06 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 287.94 FEET, A DISTANCE OF 192.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH 5 ACRES OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SOUTHWEST ¼ OF THE NORTHWEST ¼ WHICH IS 563.88 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ AND RUNNING THENCE WEST ALONG THE AFORESAID NORTH LINE A DISTANCE OF 60.00 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SOUTH CLAREMONT AVENUE (AS LAID OUT IN TREMONT RIDGE SUBDIVISION WHICH ADJOINS SAID NORTH 5 ACRES ON THE SOUTH) EXTENDED NORTH A DISTANCE OF 149.51 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 287.94 FEET, A DISTANCE OF 63.1 FEET TO ITS INTERSECTION WITH A LINE DRAWN 60 FEET EAST AND PARALLEL TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 130.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 35, 36, 37 AND 38 IN BLOCK 3 IN TREMONT RIDGE SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 5 ACRES THEREOF) OF SECTION 18, THE NORTH 5 ACRES OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF CLAREMONT AVENUE (AS LAID OUT IN THE TREMONT RIDGE SUBDIVISION WHICH ADJOINS SAID NORTH 5 ACRES ON THE SOUTH) EXTENDED NORTH WITH THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18 AFORESAID, THENCE SOUTH ALONG THE EAST LINE OF SAID CLAREMONT AVENUE EXTENDED NORTH TO THE SOUTH LINE OF SAID NORTH 5 ACRES, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES 230.14 FEET, THENCE NORTH AT RIGHT ANGLES WITH SAID SOUTH LINE 9.5 FEET, THENCE EASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 287.94 FEET TO ITS INTERSECTION WITH A NORTH AND SOUTH LINE RUNNING PARALLEL WITH THE EAST LINE OF CLAREMONT AVENUE EXTENDED NORTH WHICH SAID LINE IS 623.88 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, AFORESAID MEASURED ON THE NORTH LINE THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18 AFORESAID; THENCE WEST ALONG SAID NORTH LOT LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN THE WARRANTY DEED FROM JAMES E. MAC MURRAY AND JENNIE A. MAC MURRAY, HIS WIFE, TO THE SKYES COMPANY, DATED JANUARY 21, 1920 AND RECORDED JANUARY 30, 1920 AS DOCUMENT 6726416 AND GRANT CONTAINED IN THE WARRANTY DEED FROM JAMES E. MAC MURRAY, HIS WIFE, TO JAMES BRADLEY DATED FEBRUARY 5, 1924 AND RECORDED FEBRUARY 5, 1924 AND RECORDED FEBRUARY 6, 1924 AS DOCUMENT 8274998 FOR RAILROAD SWITCH TRACK PRIVILEGES UPON AND OVER THE LAND, DESCRIBED AS FOLLOWS:

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A STRIP OF LAND 9.50 FEET IN WIDTH LYING IMMEDIATELY SOUTHEASTERLY AND ADJACENT TO THE SAID ARC OF A CIRCLE DESCRIBED IN PARCEL 1, BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 1 FOR ITS ENTIRE LENGTH OF 192.71 FEET, WHICH LIES WEST LINE OF THE EAST 424.37 FEET TO THE NORTH 10 RODS OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PARCEL:

AN EASEMENT FOR THE BENEFIT OF PARCEL 2 AS RESERVED IN THE WARRANTY DEED FROM JAMES E. MAC MURRAY AND JENNIE A. MAC MURRAY, HIS WIFE, TO THE SKYES COMPANY, DATED JANUARY 21, 1920 AND RECORDED JANUARY 30, 1920 AS DOCUMENT 6726416 AND GRANT CONTAINED IN THE WARRANTY DEED FROM JAMES E. MAC MURRAY AND JENNIE A. MAC MURRAY, HIS WIFE, TO BRADLEY SUPPLY COMPANY DATED MARCH 4, 1924 AND RECORDED MARCH 27, 1924 AS DOCUMENT 8335652 FOR RAILROAD SWITH TRACK PRIVILEGES UPON AND OVE THE LAND, DESCRIBED AS FOLLOWS: A STRIP OF LAND 9.50 FEET IN WIDTH LYING IMMEDIATELY SOUTHEASTERLY AND ADJACENT TO THE ARC OF A CIRCLE DECRIBED IN PARCEL 2 BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 2 FOR ITS ENTIRE LENGTH OF 63.1 FEET, IN COOK COUNTY, ILLINOIS.

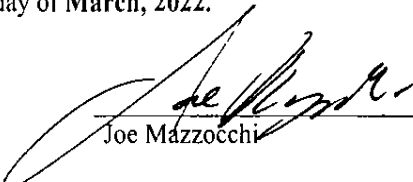
The Real Property or its address is commonly known as: **5701-5721 S. Claremont Ave., Chicago, IL 60636**
The Real Property tax identification number: **20-18-102-004-0000, 20-18-102-015-0000 and 20-18-114-001-0000**

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 **15th day of March, 2022**.

ATTEST:

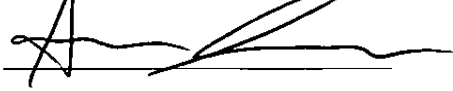
John Morgan

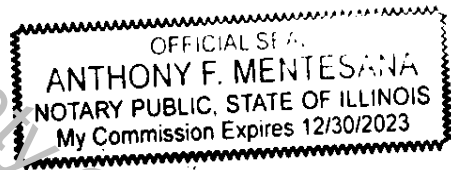


Joe Mazzocchi

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 **15th day of March, 2022**.





Property of Gold Coast Bank, Chicago, IL
Clerk's Office