



Doc# 2212313081 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2022 04:11 PM PG: 1 OF 6

This instrument prepared by and upon recordation return to:

Cathryn E. Greenwald, Esq.
Thompson Hine LLP
3900 Key Tower
127 Public Square
Cleveland, Ohio 44114

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(For Recorder's Use Only)

PARTIAL RELEASE OF MORTGAGE

This Partial Release of Mortgage, made as of the 11th day of April, 2022, by United Church of Christ Cornerstone Fund, Inc., having an address at 700 Prospect Avenue, Cleveland, Ohio 44115 (the "Mortgagee"), the owner and holder of that certain Mortgage, Assignment of Leases and Rents, Assignment of Contract and Security Agreement, dated as of October 29, 2018, made by Trinity 95th & Cottage Grove Planned Community Development Series, LLC, and recorded on November 1, 2018 as document number 1830506335 in the office of the Recorder of Deeds for Cook County, Illinois, as modified by a certain Mortgage Modification Agreement, dated as of December 10, 2019, made by Trinity 95th & Cottage Grove Planned Community Development Series, LLC, and recorded on December 19, 2019, as document number 1935317095 in the office of the Recorder of Deeds for Cook County, Illinois (collectively, the "Mortgage").

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagee hereby releases and discharges from the lien of the Mortgage that certain property more particularly described on Exhibit A attached hereto from the lien of the Mortgage, holding and retaining the lien of said Mortgage with respect to all other property and collateral described therein, and not otherwise previously released by the Mortgagee. This Partial Release of Mortgage is not intended to and shall not release, satisfy or quitclaim any right, title, or interest of Mortgagee in and to any other land described in said Mortgage and the terms, conditions and provisions of the Mortgage shall remain in full force and effect as to such land.

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EXHIBIT A

Description of the Released Parcels

Parcel I:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point on the Easterly line of Cottage Grove Avenue as now laid out which is 853.37 feet Southerly as measured along the Easterly line of Cottage Grove Avenue from its intersection with the South line of East 95th Street; thence continuing Southwesterly along the Easterly line of Cottage Grove Avenue 246.63 feet; thence East parallel with the South line of East 95th Street 380.33 feet; thence Northwesterly along a curved line convex to the Southwest, radius 296.94 feet a distance of 171.97 feet; thence Northwesterly tangent to the aforesaid curved line 10.21 feet to a point on a line 300 feet East of the Easterly line of Cottage Grove Avenue as measured along the South line of East 95th Street which is 923.37 feet Southwesterly from the South line of said East 95th Street; thence Northwesterly 69.09 feet to a point on a line parallel with the South line of East 95th Street which is 853.37 feet Southwesterly from the South line thereof and 280 feet East of the Easterly line of Cottage Grove Avenue; thence West 280 feet to the point of beginning, all in Cook County, Illinois.

Parcel II:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point on the South line of 95th Street, 700 feet East of the Easterly line of Cottage Grove Avenue; thence Southwesterly on a line parallel with Cottage Grove Avenue, a distance of 590.55 feet; thence East on a line parallel with 95th Street a distance of 463.19 feet more or less to a point on a line parallel with the West line of said Section 11; thence North on a said parallel line a distance of 580 feet more or less to the South line of 95th Street; thence West on the South line of 95th Street, a distance of 350.00 feet to the point of beginning, EXCEPTING therefrom the portion of the land conveyed by deed recorded as document no. 88455483 conveying a portion of the property to Public Storage, Inc., described as follows: That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, beginning at a point on the South line of 95th Street, 727.00 feet East of the Easterly line of Cottage Grove Avenue; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East parallel with the West line of said Section 11, 580.00 feet; thence South 89 degrees 48 minutes 14 seconds East along a line parallel with the South line of 95th Street, 323.00 feet to a point on a line parallel with the West line of said Section 11; thence North 00 degrees 00 minutes 00 seconds East along a line parallel with the West line of said Section 11, 580.00 feet to the South line of 95th Street; thence North 89 degrees 48 minutes 14 seconds West along the South line of 95th Street, 323.00 feet to the point of beginning, in Cook County, Illinois.

Parcel III:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of a line parallel with and 1100 feet South (measured along the East line of Cottage Grove Avenue, as said avenue is shown on the plat of dedication recorded May 29, 1907, in Book 95 of plats, page 39) of the South line of East 95th Street with the said East line of Cottage Grove Avenue, running thence Southwesterly along the East line of said Cottage Grove Avenue, 20 feet; thence East on a line parallel with the South line of East 95th Street, 275 feet; thence Northeasterly on a line parallel with the East line of Cottage Grove Avenue, 20 feet and

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thence West along a line parallel with the South line of East 95th Street, 275 feet to the point of beginning, in Cook County, Illinois.

Parcel IV:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point on a line 1100 feet South of and parallel with the South line of East 95th Street and 275 feet East of the East line of Cottage Grove Avenue (said 1100 feet being measured along a line parallel with the East line of Cottage Grove Avenue, as shown on the plat of dedication recorded May 29, 1970, in Book 95 of plats, page 39); thence East on said line 105.33 feet to an intersection with the curved line convex to the Southwest with a radius of 296.94 feet, which is described in the Warranty Deed from Clearing Industrial District, Inc. to Guardite Corporation, dated October 20, 1949 and recorded in the Recorder's Office of Cook County, Illinois as document no. 14658448; thence Southeasterly along said curved line a distance of 23.80 feet to an intersection with a line 1120 feet South of and parallel with the South line of East 95th Street, said 1120 feet being measured along a line parallel with the East line of Cottage Grove Avenue; thence West along said intersecting line to a point 275 feet East of the East line of Cottage Grove Avenue, and thence Northerly 20 feet to the point of beginning, in Cook County, Illinois.

Parcel V:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point on a line 1200 feet South of and parallel with the South line of East 95th Street, and 500.18 feet East of the East line of Cottage Grove Avenue (said 1200 feet being measured along a line parallel with the East line of Cottage Grove Avenue and from the point of intersection of the South line of East 95th Street with the East line of Cottage Grove Avenue, as shown on the plat of dedication recorded May 29, 1907, in Book 95 of plats, page 39); thence Northwesterly along a curved line convex to the Southwest and having a radius of 296.94 feet a distance of 52.97 feet to the Point of beginning of the tract of land herewith described; thence continuing along said curve a distance of 65.47 feet to the point of intersection with a line 1120 feet South of and parallel with the South line of East 95th Street as measured along the East line of Cottage Grove Avenue; thence West along said parallel line a distance of 122.58 feet to a point 275 feet East of the East line of Cottage Grove Avenue; thence Southeasterly 173.795 feet to the said described point of beginning, all in Cook County, Illinois.

Parcel VI:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the Southerly line of 95th Street, 450 feet (measured along said Southerly line of 95th Street) Easterly of the intersection of the Easterly line of Cottage Grove Avenue (as said avenue is shown on the plat of dedication recorded May 29, 1907 in Book 95 of plats, page 39) with the Southerly line of 95th Street; thence Easterly along the Southerly line of 95th Street, 50 feet; thence Southerly along a line parallel with Cottage Grove, 800 feet; thence Easterly along a line parallel with the Southerly line of 95th Street, 200 feet; thence Southerly along a line parallel with Cottage Grove Avenue, 400 feet; thence Westerly along a line parallel with the Southerly line of 95th Street, 150.00 feet; thence Northwesterly on a line making an angle of 129 degrees 53 minutes measured from East to West with the last described course; approximately 127.42 feet to the point 1100 feet South of the South side of 95th Street (measured on a line parallel to the East side of Cottage Grove Avenue) and 450 feet East of said line of (as measured along a line parallel to the East side of Cottage Grove Avenue); thence Northeasterly on said parallel line 1100 feet to the point of beginning, in Cook County, Illinois.

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Parcel XI:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian bounded and described as follows: Beginning at a point in the Southerly line of 95th Street, 500 feet (measured along said Southerly line of 95th Street) Easterly of the intersection of the Easterly line of Cottage Grove Avenue (as said avenue is shown on the plat of dedication recorded May 29, 1907, in Book 95, of plats, page 39) with said Southerly line of 95th Street; thence Easterly along the Southerly line of 95th Street 200 feet; thence Southerly along a line parallel with Cottage Grove Avenue, 800 feet; thence Westerly along a line parallel with the Southerly line of 95th Street, 200 feet; thence Northerly along a line parallel to the East line of said Cottage Grove Avenue, 800 feet to the point of beginning, in Cook County, Illinois.

Parcel XII:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of 95th Street 700 feet East of the Easterly line of Cottage Grove Avenue; thence Southwesterly on a line parallel with Cottage Grove Avenue, a distance of 590.55 feet to the point of beginning; thence continuing Southwesterly on said parallel line with Cottage Grove Avenue, a distance of 609.45 feet; thence East on a line parallel with 95th Street, a distance of 630 feet, more or less, to a point on a line parallel with the West line of said Section 11; thence North on said parallel line a distance of 1178.55 feet, more or less, to a point in the South line of 95th Street; said point being 1100 feet East of the Easterly line of Cottage Grove Avenue; thence West on the South line of 95th Street a distance of 50 feet; thence South on a line parallel with the West line of said Section 11 a distance of 580 feet, more or less, to a point on a line parallel with 95th Street; thence West on said parallel line, a distance of 463.19 feet, more or less to the point of beginning, EXCEPTING therefrom that part lying East of a 20 foot strip of land in the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, 10 feet on either side of the following described line: Commencing at a point on the South line of 95th Street, 700 feet East of the Easterly line of Cottage Grove Avenue; thence Southwesterly on a line parallel with Cottage Grove Avenue, a distance of 590.55 feet to a point which is 580 feet South of the South line of 95th Street; thence East on a line 580 feet South of and parallel with the South line of 95th Street a distance of 128.62 feet to the point of beginning and the center line of an existing railroad spur track; thence Southeasterly on a straight line forming an angle of 89 degrees 48 minutes (in the second quadrant) with the last described a line a distance of 44 feet to a point of curve; thence continuing Southeasterly on a curved line convex to the Southwest and having a radius of 4452.51 feet an arch distance of 259 feet to a point of compound curve; thence continuing Southeasterly on a curved line convex to the Southwest and having a radius of 347.13 feet an arc distance of 382.69 feet to the point of termination; said point intersecting a line 1178.55 feet South of and parallel with the South line of East 95th Street, being 169.40 feet West of the Southwest corner of Cottage Grove Heights Addition, being a subdivision of part of the North half of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, recorded as document no. 9059581, in Cook County, Illinois.

Parcel XIII:

That part of the Northwest quarter of Section 11, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the South line of East 95th Street, 1050 feet East of the Easterly line of South Cottage Grove Avenue; thence South along a line parallel with the West line of said Section 11, a distance of 580 feet more or less to a point on a line parallel with 95th Street; thence West on said parallel line a distance of 334.91 feet more or less to a point, said point being 10 feet East of the center line of an existing railroad spur track; thence Southeasterly on a straight line forming an angle of 89 degrees 48 minutes with the East described line, a distance of 44.00 feet to a point of curve; thence continuing Southeasterly on a curved line, convex to the Southwest and having a radius of

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4442.51 feet, an arc distance of 259.00 feet to a point of compound curve; thence continuing Southeasterly on a curved line, convex to the Southwest and having a radius of 347.13 feet, an arc distance of 382.07 feet to a point, said point of intersection being a line 1178.55 feet South of and parallel with the South line of East 95th Street; thence East along said parallel line, a distance of 169.40 feet, more or less to a point on a line parallel with the West line of said Section 11; thence North on said parallel line a distance of 1178.55 feet more or less to a point in the South line of East 95th Street; thence West on said South line of East 95th Street, a distance of 50 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Numbers: 25-11-100-022-0000; 25-11-100-045-0000; 25-11-100-026-0000;
25-11-100-028-0000; 25-11-100-038-0000; 25-11-100-031-0000;
25-11-100-035-0000; 25-11-100-030-0000; 25-11-100-043-0000;
25-11-100-042-0000

Addresses: 9501 S. Cottage Grove Avenue
9621 S. Cottage Grove Avenue
9639 S. Cottage Grove Avenue
9643 S. Cottage Grove Avenue
9659 S. Ellis Avenue
861 E. 95th Street
933 E. 9th Street
949 E. 95th Street