



Doc# 2213841054 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2022 12:09 PM PG: 1 OF 4

PARTIAL RELEASE OF MORTGAGE

This Instrument Was Prepared By:
Dan Ladage
Heartland Bank and Trust Company
405 N. Hershey Rd., P.O. Box 67
Bloomington, IL 61702-0067

Loan#: 6590122576
Release#: 311457

Date: 4/20/2022

After Recording Remain To:
Commercial Loan Support
Heartland Bank and Trust Company
P.O. Box 67
Bloomington, IL 61704

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company** ("Lender"), of the State of Illinois for and in consideration of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **Core MR Westview, LLC, a Delaware limited liability company** ("Grantor") all right, title, interest, claim or demand, whatsoever, it may have acquired in, through or by that certain Mortgage, executed by Grantor in favor of Lender, further described as follows:

The Mortgage dated **August 21, 2019; October 16, 2019**, Recorded on **August 28, 2019; December 10, 2019** in Cook County, State of Illinois, known as Document Number **1924013074; 1924013075; 1934416203; 1934416204**.

The description of that part of the property subject to the Mortgage released by this Partial Release is:

Legal: See attached **Exhibit "A"**
PIN: **06-25-401-058-0000**
Commonly known as: **7570 N Barrington Rd, Hanover Park, IL 60133**

THIS PARTIAL RELEASE IS EXPRESSLY LIMITED TO THE REAL ESTATE DESCRIBED HEREIN AND THE ABOVE REFERENCED MORTGAGE SHALL REMAIN IN FULL FORCE AND EFFECT AS TO ALL REMAINING REAL ESTATE DESCRIBED THEREIN.

FOR THE PROTECTION OF GRANTOR, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

[Signature Page to Follow]

S
P
S
SC
INT

UNOFFICIAL COPY

Exhibit "A"

PARCEL 1:

LOT 8 IN WESTVIEW CENTER 1, BEING A RESUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1993 AS DOCUMENT NO. 93567694, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY EASEMENT AGREEMENT DATED SEPTEMBER 19, 1972 AND RECORDED SEPTEMBER 28, 1972 AS DOCUMENT NO. 22067752, AS AMENDED BY EASEMENT AMENDMENT DATED FEBRUARY 4, 1976 AND RECORDED JUNE 24, 1976 AS DOCUMENT NO. 23533993, AS REAFFIRMED IN RELEASE OF COVENANTS AND RESTRICTIONS GRANT EASEMENT DATED NOVEMBER 1, 1988 AND RECORDED MARCH 27, 1989 AS DOCUMENT NO. 89130387, FOR THE PURPOSES AS STATED IN SAID INSTRUMENTS OVER THE FOLLOWING DESCRIBED PARCELS:

(I) THE SOUTHEAST 35 FEET OF LOT A-6 OF HANOVER GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1962 AS DOCUMENT NO. 18537907, HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS;

(II) THE WESTERLY 35.00 FEET (MEASURED PERPENDICULAR) OF THAT PART OF LOT A-7, LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT TO A POINT ON THE NORTHEASTERLY LINE THEREOF, SAID POINT BEING 50.00 (AS MEASURED ALONG SAID NORTHEASTERLY LINE) SOUTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT, ALL IN HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1962 AS DOCUMENT NO. 18537907, IN COOK COUNTY, ILLINOIS, AND

(III) THE NORTH 17.5 FEET AND THE NORTHWESTERLY 17.5 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF LOT A-1 OF HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1962 AS DOCUMENT NO. 18537907, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT A-1: THENCE NORTH 247.00 FEET ALONG THE EAST LINE OF SAID LOT, THENCE WEST 299.885 FEET, ALONG A LINE DRAWN PERPENDICULAR TO SAID EAST LINE TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE CENTER LINE OF A 35 FOOT EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT NO. 22067752. SAID NORTHEASTERLY EXTENSION BEING ALSO A LINE 17.5 FEET

UNOFFICIAL COPY

NORTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT A-6 IN THE AFORESAID HANOVER GARDENS; THENCE SOUTHWESTERLY 96.336 FEET ALONG SAID NORTHEASTERLY EXTENSION TO THE SOUTHWESTERLY LINE OF SAID LOT A-1; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 328.82 FEET TO AN ANGLE CORNER OF SAID LOT A-1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 62.41 FEET TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE AGREEMENT BETWEEN THE HANOVER PARK DISTRICT AND FIRST NATIONAL REALTY & DEVELOPMENT COMPANY, INC. RECORDED AUGUST 19, 1968 AS DOCUMENT NO. 88378092 OVER, UPON, ACROSS AND UNDER THE "POND" AS DEFINED THEREIN FOR THE PURPOSE OF STORING THEREON NOT MORE THAN 6.5 ACRE FEET OF STORM WATER IN THE POND AND MAINTAINING, ETC. THE POND FOR SUCH PURPOSE.

NOTE: THE SERVIENT LAND IS SEEMINGLY LEGALLY DESCRIBED IN SAID AGREEMENT AS THE "RANGER PARK LEGAL DESCRIPTION" AS FOLLOWS:

LOT 18 IN HANOVER LONGMEADOWS PARTNERSHIP RESUBDIVISION OF LOT A OF HANOVER HIGHLANDS UNIT NO. 7 RECORDED ON OCTOBER 18, 1967 AS DOCUMENT NO. 20295106, A SUBDIVISION OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1968 AS DOCUMENT NO. 20683091 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE CROSS-ACCESS AND PARKING EASEMENT AGREEMENT BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUSTS NO. 103624-08 AND 103625-07 FOR THE PURPOSE OF INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN ACCESS AND FOR PARKING OF VEHICLES, RECORDED JUNE 16, 1988 AS DOCUMENT NO. 88263899.