

# UNOFFICIAL COPY

This Instrument Prepared By and  
After Recording Return to:

Elizabeth Radichel, Esq.  
Neal, Gerber & Eisenberg, LLP  
2 N. LaSalle Street, Suite 1700  
Chicago, Illinois 60602

PINS: 14-30-301-006-0000;  
14-30-301-008-0000;  
14-30-301-009-0000

Address of Premises.

2020 W. Fullerton Avenue  
Chicago, Illinois



Doc# 2213912084 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2022 01:34 PM PG: 1 OF 5

(The Above Space for Recorders Use Only)

## PARTIAL RELEASE OF MORTGAGE AND OTHER DOCUMENTS

**KNOW ALL MEN BY THESE PRESENTS**, that JPMORGAN CHASE BANK, N.A., a national banking association, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter 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 TCA-2020 WEST, L.L.C., an Illinois limited liability company, its successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by the following:

(a) a certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated January 4, 2017 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on January 4, 2017 as Document No. 1700445090, which Mortgage was amended by that certain Amendment to Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated August 24, 2018 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on September 28, 2018, as Document No. 1827116034;

(b) a certain Junior Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated November 17, 2017 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on February 5, 2018 as Document No. 180362081, which Mortgage was amended by that certain Amendment to Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated August 24, 2018 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on September 28, 2018, as Document No. 1827116032;

First American Title Order# NCS-1100966-CHI/JAB

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(c) a certain Assignment of Rents and Leases, dated January 4, 2017 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on January 4, 2017 as Document No. 1700445091; and

(d) a certain Junior Assignment of Rents and Leases, dated November 17, 2017 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on February 5, 2018 as Document No. 1803629082.

All only with respect to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the appurtenances and privileges thereunto belonging or appertaining.

This Partial Release does not release any covenants, warranties, indemnities or other obligations of Mortgagor or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of such Mortgage Documents, nor does it release any other property subject to the Mortgage Documents; provided, however, that this Partial Release shall act as a full release and termination of all liens, claims and interests the Mortgagee possesses under the Mortgage Documents in and to the property described in Exhibit A.

[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned has caused this Partial Release to be executed as of the 12<sup>th</sup> day of May, 2022.

**JPMORGAN CHASE BANK, N.A.**, a national banking association

By: Michelle L Walker  
Name: Michelle L Walker  
Title: Vice President

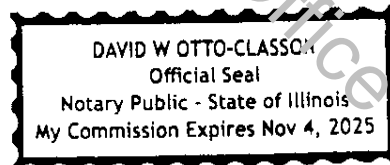
STATE OF Illinois )  
) SS.  
COUNTY OF DuPage )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelle Walker the Authorized Officer of JPMORGAN CHASE BANK, N.A., personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of such entity, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 12 day of May, 2022.

David W Otto-Classon  
Notary Public

My Commission Expires 11-4-2025



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## EXHIBIT A

### Legal Description

#### **TRACT 8A:**

LOT 1 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH EAST LINE OF ELSTON AVENUE AND EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTH WESTERLY ALONG THE SAID NORTHEASTERLY LINE OF ELSTON AVENUE 267 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WEST 1/4 412.78 FEET MORE OR LESS TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH ROBEY STREET), IN COOK COUNTY, ILLINOIS.

#### **TRACT 8B:**

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4 BEING THE PLACE OF BEGINNING OF THE PREMISES HEREBY DESCRIBED, THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED PERPENDICULAR LINE TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH EAST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH DAMEN AVENUE AS DESCRIBED BY DEED TO THE CITY OF CHICAGO RECORDED AS DOCUMENT NO. 9619091), IN COOK COUNTY, ILLINOIS.

#### **TRACT 8C:**

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THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET; THENCE NORTHEASTERLY IN A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN THROUGH A POINT IN A LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30; AND LYING SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE NORTHERLY ALONG A LINE DRAWN THROUGH A POINT IN LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF SOUTH LINE OF SAID SECTION 30 TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 30 FEET, THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ELSTON AVENUE TO THE PLACE OF BEGINNING).

EXCEPTING FROM TRACTS 8A, 8B AND 8C THAT PART TAKEN FOR ROAD PURPOSES PER AGREED FINAL JUDGMENT ORDER PURSUANT TO STIPULATIONS ENTERED IN CASE NO. 2014 L 50562, RECORDED OCTOBER 17, 2014 AS DOCUMENT 1430019017.

**ADDRESS:** 2020 W. Fullerton Avenue, Chicago, Illinois

**PIN(S):**

14-30-301-006-0000 (Tract 8A)  
14-30-301-008-0000 (Tract 8B)  
14-30-301-009-0000 (Tract 8C)