

UNOFFICIAL COPY

RELEASE DEED

This document prepared by:
Jodi Bulanda Vice President
First Nations Bank F/K/A FNBW Bank
7757 W. Devon Ave.
Chicago, IL 60631
(773) 594-5900

Doc#: 2216021324 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 02:11 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:

FIRST NATIONS BANK
7757 W DEVON AVE
CHICAGO, IL 60631

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That First Nations Bank F/K/A FNBW Bank F/K/A First National Bank of Wheaton, 7757 W. Devon Ave., Chicago, IL 60631 of the County of Cook and the State of Illinois for and in consideration of the payment of the indebtedness secured by the **MORTGAGE AND ASSIGNMENT OF RENTS** hereinafter mentioned, and the cancellation of all the notes thereby secured, and on the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto **NILES INVESTMENTS, LLC, whose address is 1249 N MILWAUKEE AVE #302, CHICAGO, IL 60630** heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever they may have acquired in, through or by a certain **MORTGAGE AND ASSIGNMENT OF RENTS**, bearing the date the **AUGUST 29, 2016**, and recorded in the office of the Recorder of Deeds for **COOK** County, in the State of Illinois, as Document No. **1627210123 AND 1627210124**, to the premises therein described as follows, situated in the County of **COOK**, State of Illinois, to wit:

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHEASTERLY 170 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: THAT PART OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION, DISTANT 957.02 FEET SOUTHEASTERLY OF A STONE IN SAID SOUTHWESTERLY LINE MARKING THE NORTH LINE OF SAID FRACTIONAL SECTION 31, WHICH POINT OF BEGINNING IS 3 FEET NORTHWESTERLY OF A POINT BY A CROSS IN A MARKED STONE MONUMENT ON SAID SOUTHWESTERLY LINE SET BY CHARLES N. ROBERTS, AN ILLINOIS REGISTERED LAND SURVEYOR AND SHOWN ON HIS PLAT OF SURVEY DATED DECEMBER 12, 1927 AND RECORDED JANUARY 24, 1929 AS DOCUMENT NUMBER 10266398 AS MONUMENT NUMBER 6; RUNNING THENCE SOUTHWESTERLY 140.62 FEET TO A POINT IN THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE 579.32 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF NIEMANN'S ADDITION TO NILES, WHICH POINT IS 3 FEET NORTHWESTERLY OF A POINT MARKED BY A CROSS IN A STONE MONUMENT IN SAID NORTHEASTERLY LINE SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 3; THENCE SOUTHEASTERLY 234.0 FEET ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE TO THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE WITH THE NORTHWESTERLY LINE OF HART'S ROAD, WHICH POINT OF INTERSECTION IS MARKED BY A CROSS IN A CONCRETE MONUMENT SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 4; THENCE NORTHEASTERLY 131.5 FEET ALONG SAID NORTHWESTERLY LINE OF HART'S ROAD TO ITS INTERSECTION WITH SAID SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION WHICH POINT IS MARKED BY A CROSS IN A STONE MONUMENT SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 5; THENCE NORTHWESTERLY 234.0 FEET TO THE POINT

UNOFFICIAL COPY

OF BEGINNING IN COOK COUNTY, ILLINOIS, SAID SOUTHWESTERLY 170 FEET BEING ALL THAT PART OF SAID ABOVE DESCRIBED TRACT OF LAND LYING SOUTHEASTERLY OF A LINE 170 FEET NORTHWESTERLY (MEASURED ON THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE) OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 31, TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A CROSS ON A STONE MONUMENT #1 ON THE SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION 629.82 FEET SOUTH EASTERLY OF A STONE ON SAID SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION AND MARKING THE NORTH LINE OF SAID FRACTIONAL SECTION 31; THENCE SOUTH WESTERLY 153.50 FEET TO A CROSS ON A STONE MONUMENT #2 ON THE NORTH EASTERLY LINE OF MILWAUKEE AVENUE, 236.74 FEET SOUTH EASTERLY FROM THE SOUTH EASTERLY LINE OF NIEMANN'S SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE NORTH EASTERLY LINE OF MILWAUKEE AVENUE, 322.58 FEET TO A CROSS ON A CONCRETE MONUMENT FOR A POINT OF BEGINNING; THENCE NORTH EASTERLY 140.62 FEET ON A LINE 3 FEET NORTH WESTERLY FROM AND PARALLEL WITH THE LINE BETWEEN KOZAK AND THE SICKINGER PROPERTIES TO A CROSS ON A CONCRETE MONUMENT IN THE SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION 234 FEET NORTH WESTERLY OF THE NORTH WESTERLY LINE OF HARTS ROAD; THENCE NORTH WESTERLY 60 FEET ALONG THE SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION; THENCE SOUTH WESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH EASTERLY LINE OF MILWAUKEE AVENUE, 60 FEET NORTH WESTERLY OF THE PLACE OF BEGINNING; THENCE SOUTH EASTERLY 60 FEET ALONG THE NORTH EASTERLY LINE OF MILWAUKEE AVENUE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH WESTERLY 64 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: THAT PART OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION, DISTANT 957.02 FEET SOUTH EASTERLY OF A STONE IN SAID SOUTH WESTERLY LINE MARKING THE NORTH LINE OF SAID FRACTIONAL SECTION 31, WHICH POINT OF BEGINNING IS 3 FEET NORTH WESTERLY OF A POINT MARKED BY A CROSS IN A STONE MONUMENT ON SAID SOUTH WESTERLY LINE SET BY CHARLES N. ROBERTS, AN ILLINOIS REGISTERED LAND SURVEYOR, AND SHOWN ON HIS PLAT OF SURVEY DATED DECEMBER 12, 1927 AND RECORDED JANUARY 24, 1929 AS DOCUMENT 10266398 AS MONUMENT NO. 6, RUNNING THENCE SOUTH WESTERLY 140.62 FEET, A POINT IN THE NORTH EASTERLY LINE OF MILWAUKEE AVENUE, 579.32 FEET SOUTH EASTERLY OF THE SOUTH EASTERLY LINE OF NIEMANN'S ADDITION TO NILES WHICH POINT IS 3 FEET NORTH WESTERLY OF A POINT MARKED BY A CROSS IN A STONE MONUMENT IN SAID NORTH EASTERLY LINE SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NO. 3, THENCE SOUTH EASTERLY 234.0 FEET ALONG SAID NORTH EASTERLY LINE OF MILWAUKEE AVENUE TO THE POINT OF INTERSECTION OF SAID NORTH EASTERLY LINE OF MILWAUKEE AVENUE WITH THE NORTH WESTERLY LINE OF HART'S ROAD WHICH POINT OF INTERSECTION IS MARKED BY A CROSS IN A CONCRETE MONUMENT, SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MOUNMENT NO. 4; THENCE NORTH EASTERLY 131.5 FEET ALONG SAID NORTH WESTERLY LINE OF HARTS ROAD TO ITS INTERSECTION OF SAID SOUTH WESTERLY LINE OF JANE MIRANDA'S RESERVATION WHICH POINT IS MARKED BY A CROSS IN A STONE MONUMENT SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT # 5; THENCE NORTH WESTERLY 234.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, SAID NORTHWESTERLY 64 FEET BEING ALL THAT PART OF SAID ABOVE DESCRIBED TRACT OF LAND LYING NORTHWESTERLY OF A LINE 64 FEET SOUTHEASTERLY (MEASURED ON THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE) OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT.

PARCEL 4:

THAT PART OF THE NORTH FRACTIONAL HALF OF FRACTION SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION, DISTANT 629.02 FEET SOUTHEASTERLY OF A STONE IN SAID SOUTHWESTERLY LINE MARKING THE NORTH LINE OF SAID FRACTIONAL SECTION 31, WHICH POINT OF BEGINNING IS MARKED BY A CROSS IN A STONE MONUMENT SET BY CHARLES N. ROBERTS, AN ILLINOIS REGISTERED LAND SURVEYOR AND SHOWN ON HIS PLAT OF SURVEY DATED DECEMBER 12, 1927 AND RECORDED JANUARY 24, 1929 AS DOCUMENT NUMBER 10266398 AS MONUMENT NUMBER 1; RUNNING THENCE SOUTHWESTERLY 153.5 FEET TO A POINT IN THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, 256.74 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF NIEMAN'S ADDITION TO NILES WHICH POINT IS MARKED BY A CROSS IN A STONE MONUMENT SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 2; THENCE SOUTHEASTERLY 262.58 FEET ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE TO A POINT WHICH IS 63 FEET NORTHWESTERLY OF A POINT MARKED BY A CROSS IN A STONE MONUMENT IN SAID NORTHEASTERLY LINE SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 3; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION WHICH IS

UNOFFICIAL COPY

294 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF HARTS ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

together with all the appurtenances and privileges thereunto belong or appertaining.

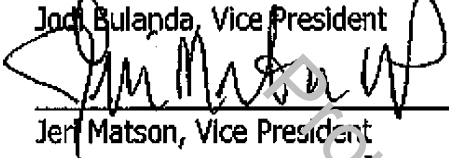
P.I.N.: 10-31-102-014-0000, 10-31-102-015-0000, 10-31-102-018-0000, 10-31-102-044-0000

Street Address: 7007-7045 North Milwaukee Avenue, Niles, IL 60714

Witness our hands and seal, this **June 9, 2022**



Jodi Bulanda, Vice President (seal)



Jeri Matson, Vice President (seal)

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Jeri Matson, Vice President, and Jodi Bulanda, Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9 day of June, 2022.





Notary Public