

# UNOFFICIAL COPY



\*2222142035\*

When Recorded Mail To:  
PRIME BUSINESS CREDIT, INC.  
1055 W. 7<sup>TH</sup> STREET, SUITE 2200  
LOS ANGELES, CA 90017

Doc# 2222142035 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2022 04:05 PM PG: 1 OF 3

Property Address:  
6340-6346 N. Northwest Hwy  
Chicago, IL 60631  
PIN# see exhibit "A"

## SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT PRIME BUSINESS CREDIT, INC. the owner and holder of that certain mortgage given by CAOCOA-HWY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, to PRIME BUSINESS CREDIT, INC. bearing the date 10/29/2021, and recorded on 11/4/2021 as File Number 2130825000, in the office of the Clerk of the Circuit Court of Cook County, State of IL; given to secure the sum of \$1,500,000.00. Does here by acknowledge satisfaction of said mortgage without warranty, and hereby direct the Clerk of the Circuit Court to cancel the same of record. Legal Description: EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF. Executed on 07/28/22

Prime Business Credit, Inc.

By: [Signature]  
Su Jin Kim, EVP/Chief Financial Officer

State of California }  
County of Los Angeles }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On July 28, 2022 before me, David won kim  
(Here insert name and title of the officer)

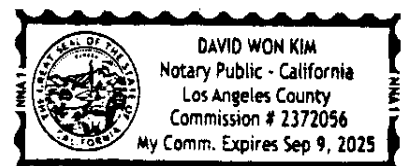
A Notary Public, personally appeared

Su Jin Kim  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



SPS  
P 3  
S Y-3  
SC  
INT

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

PART OF LOT 24 IN OWNERS DIVISION OF LOTS 1 TO 24 IN BLOCK 43 IN SUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF SAID LOT 24; THENCE SOUTH 51 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE NORTHEASTERLY LINE THEREOF, 107.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 38 DEGREES 36 MINUTES 19 SECONDS WEST, 36.50 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 53 SECONDS EAST, 12.00 FEET; THENCE SOUTH 64 DEGREES 22 MINUTES 51 SECONDS WEST, 73.83 FEET TO THE WEST LINE OF SAID LOT 24; THENCE SOUTH 00 DEGREES 25 MINUTES 19 SECONDS WEST ALONG SAID WEST LINE, 91.09 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 52 DEGREES 48 MINUTES 56 SECONDS EAST ALONG THE SOUTH WESTERLY LINE OF SAID LOT 24, A DISTANCE OF 21.63 FEET TO A POINT 100.00 FEET NORTHWESTERLY OF THE SOUTHERNMOST CORNER THEREOF; THENCE NORTH 44 DEGREES 01 MINUTES 09 SECONDS EAST, 180.54 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 24 AND A POINT 100.00 FEET NORTHWESTERLY OF THE EASTERNMOST CORNER THEREOF, THENCE NORTH 51 DEGREES 23 MINUTES 41 SECONDS WEST ALONG THE SAID NORTHEASTERLY LINE, 73.43 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS ALSO DEPICTED AS "TRACT 2" ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC. INSPECTED AUGUST 25, 2017 AND DATED FEBRUARY 15, 2018, JOB NO. 170619-P.

### PARCEL 2:

PART OF LOT 24 IN OWNER S DIVISION OF LOTS 1 TO 24 IN BLOCK 43 IN SUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF SAID LOT 24; THENCE SOUTH 51 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE NORTHEASTERLY LINE THEREOF, 180.43 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 51 DEGREES 23 MINUTES 41 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 50.00 FEET TO A POINT 50.00 FEET NORTHWESTERLY OF THE EASTERNMOST CORNER THEREOF, THENCE SOUTH 44 DEGREES 03 MINUTES 41 SECONDS WEST, 179.31 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 24 AND A POINT 50.00 FEET NORTHWESTERLY OF THE SOUTHERNMOST CORNER THEREOF; THENCE NORTH 52 DEGREES 48 MINUTES 56 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 50.00 FEET; THENCE NORTH 44 DEGREES 01 MINUTES 09 SECONDS EAST, 180.54 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS ALSO DEPICTED AS "TRACT 3" ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC. INSPECTED AUGUST 25, 2017

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OF SAID LOT 24 AND A POINT 50.00 FEET NORTHWESTERLY OF THE SOUTHERNMOST CORNER THEREOF; THENCE NORTH 52 DEGREES 48 MINUTES 56 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 50.00 FEET; THENCE NORTH 44 DEGREES 01 MINUTES 09 SECONDS EAST, 180.54 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS ALSO DEPICTED AS "TRACT 3" ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC. INSPECTED AUGUST 25, 2017 AND DATED FEBRUARY 15, 2018, JOB NO. 170619-B.

## PARCEL 3:

PART OF LOT 24 IN OWNER S DIVISION OF LOTS 1 TO 24 IN BLOCK 43 IN SUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 24; THENCE SOUTH 51 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE NORTHEASTERLY LINE THEREOF, 107.00 FEET; THENCE SOUTH 38 DEGREES 36 MINUTES 19 SECONDS WEST, 36.50 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 53 SECONDS EAST, 12.00 FEET; THENCE SOUTH 64 DEGREES 22 MINUTES 51 SECONDS WEST, 73.83 FEET TO THE WEST LINE OF SAID LOT 24; THENCE NORTH 00 DEGREES 25 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE, 138.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS ALSO DEPICTED AS "TRACT 1" ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC. INSPECTED AUGUST 25, 2017 AND DATED FEBRUARY 15, 2018.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1 2 AND 3 FOR SHARED FACILITIES, SANITARY SEWER SYSTEM, STORM WATER SYSTEM, INGRESS AND EGRESS, PARKING, WATER MAIN SYSTEM, UTILITIES, SIDEWALKS AND SIGNAGE AS DEFINED AND DELINEATED IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT DATED AS OF FEBRUARY 21, 2018 AND RECORDED FEBRUARY 22, 2018 AS DOCUMENT NO. 1805318023, MADE BY CAO CAO-HWY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

## FOR INFORMATION PURPOSES ONLY:

COMMONLY KNOWN AS 6340 - 6346 N. NORTHWEST HWY, CHICAGO, IL 60631  
PIN NO. 13-06-102-001-0000, 13-06-102-015-0000, 13-06-102-021-0000