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Doc# 2227741006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 10:48 AM PG: 1 OF 4

PARTIAL RELEASE
OF MORTGAGE
(ILLINOIS)

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

KNOW ALL MEN BY THESE PRESENTS, That Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated November 15, 2017, and known as Trust Number 8002376452, Mortgagor(s) and JPMorgan Chase Bank, N.A., as the Original Lender, on the 11th day of January, 2022, entered into a certain Mortgage instrument (the "Mortgage") securing a note in the principal sum of Seven million one hundred fifty thousand and 00/100 Dollars (U.S. \$7,150,000.00) (the "Note"), which Mortgage was recorded on 01/26/2022 as Doc# 2202646199, in Cook County, IL., for and in consideration of the payment of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM all the right, title, interest, claim or demand whatsoever the Bank may have acquired in, through or by said Deed of Trust, to a portion of the premises therein described, situated in the County of COOK, State of Illinois, which released portion is described as follows, to wit:

See attached Legal: **Exhibit A**

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

PIN#: 17-04-435-034-1436 (GU-245)

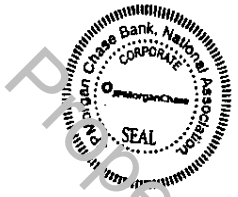
Address of Premises: GU-245 @ 2 W Delaware Place, Chicago, IL 60610

This Partial Release shall in no manner affect the lien of said Deed of Trust as to the remainder of the premises therein described and not hereby specifically released.

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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

JPMORGAN CHASE BANK, N.A.



BY: *Donna Acree*
ITS: Vice President- Document Execution
PRINT NAME: Donna Acree

State of Louisiana }
Parish of Ouachita } SS.

On August 8, 2022 before me appeared Donna Acree, to me personally known, who did say that she is the Vice President- Document Execution of JPMorgan Chase Bank, N.A., and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be the free act and deed of the corporation.

Eva Reese
Eva Reese

Notary Public

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID# 17070

LA Notary ID # 17070
LIFETIME COMMISSION

*Prepared by & Mail to:
Joseph Scharnack
KSN
55 West Monroe
Ste 2445
Chicago, IL
60603*

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"Mortgagor"

Chicago Title Land Trust Company, as Trustee
under Trust Agreement dated November 15, 2017
and known as Trust Number 8002376452

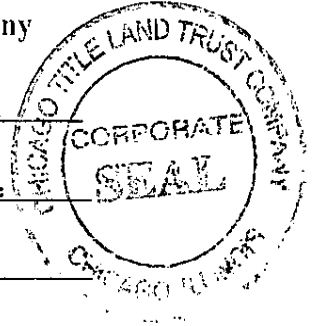
This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Chicago Title Land Trust Company

By: *Bridget Thomecz*

Print Name: Bridget Thomecz

Title: AVP



STATE OF ILLINOIS
COUNTY OF COOK

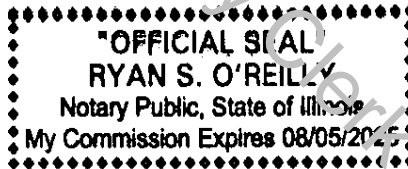
The foregoing instrument was acknowledged before me on this 6th day of September, 2022, by Bridget Thomecz, AVP of Chicago Title Land Trust Company.

Ryan S. O'Reilly
Notary Public

Ryan S. O'Reilly

Print Name

My Commission Expires: 8/15/2025



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EXHIBIT A

PARCEL 2A:

GU-245 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 5 IN WALTON ON THE PARK SUBDIVISION. RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053. NOW KNOWN AS LOT 1 IN WALTON ON THE PARK SOUTH SUBDIVISION, RECORDED JULY 27, 2010 AS DOCUMENT 1020834063. A RESUBDIVISION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014716029, AS AMENDED BY FIRST AMENDMENT RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 1020039084, RECORDED AUGUST 18, 2010 AS DOCUMENT NUMBER 1023010047. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2A FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1014716028 AND AMENDED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 14, 2016 AS DOCUMENT NUMBER 1607444025.

PARCEL 2C:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES FOR THE BENEFIT OF PARCEL 2A AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 2D:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2A AS DESCRIBED IN THE DECLARATION OF EASEMENTS FOR MUTUAL ENCROACHMENTS AND MAINTENANCE OF FACILITIES: WALTON MANSIONS AND WALTON SOUTH RECORDED MARCH 12, 2009 AS DOCUMENT NUMBER 0907822030.

PARCEL 2E:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION AND MAINTENANCE OF CONNECTION DEVICES FOR THE BENEFIT OF PARCEL 2A, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT NUMBER 1512041141 ADDING A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER FUTURE WALTON NORTH IMPROVEMENTS IN ORDER TO INSTALL, MAINTAIN AND REPAIR EQUIPMENT AND SENSORS FOR THE GARAGE BARRIER DOOR BETWEEN WALTON NORTH IMPROVEMENTS AND WALTON SOUTH IMPROVEMENTS, AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429055.