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Doc# 2229315014 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2022 11:45 AM PG: 1 OF 4

Record and Mail to:
1270 Kostner Chicago LLC
1105 Sandstone Drive
Libertyville, IL 60048-1680

AMALGAMATED BANK
of Chicago

RELEASE DEED

THIS RELEASE DEED is made September 21, 2022 and prepared by AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation ("the Bank"). 30 North LaSalle Street, Chicago, Illinois 60602.

WHEREAS, by a certain Mortgage or Trust Deed, dated August 31, 2017, and recorded on September 8, 2017 in the Recorder's Office of Cook County, State of Illinois, in Book 0, Page 0, as Document No. 1725155012, the premises situated in the County of Cook, State of Illinois, and more particularly described as follows:

Please see Exhibit "A" attached.

The Real Property or its address is commonly known as 1270 S. KOSTNER AVENUE, CHICAGO, IL 60623. The Real Property tax identification number is 16-22-107-030-0000.

were conveyed to the Bank, or to the Bank as Trustee, to secure the payment of an indebtedness in the principal amount of THREE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED Dollars \$357,500.00, and WHEREAS, said indebtedness was further secured by

ASSIGNMENT OF RENTS DATED AUGUST 31, 2017 AND RECORDED ON SEPTEMBER 8, 2017 AS DOCUMENT NUMBER 1725155013.

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and,

WHEREAS, the indebtedness secured has been fully paid, satisfied and discharged.

NOW, THEREFORE, the Bank, for and in consideration of the premises, and the sum of One Dollar, the receipt of which hereby is acknowledged, does hereby release the previously described real property from the lien created by the aforesaid Mortgage or Trust Deed and the other described instruments, and does hereby release, quitclaim and convey unto 1270 KOSTNER CHICAGO,LLC heirs, successors, legal representatives and assigns, whatever right, title, interest, claim or demand the Bank may have acquired in, through or by said Mortgage or Trust Deed and the other described instruments to the said property.

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

IN WITNESS WHEREOF, the Bank has caused this RELEASE DEED to be executed by its duly authorized officers, and its corporate seal affixed September 21, 2022.

AMALGAMATED BANK OF CHICAGO

By: [Signature]
Senior Vice President

Attest: [Signature]
Vice President

STATE OF IL

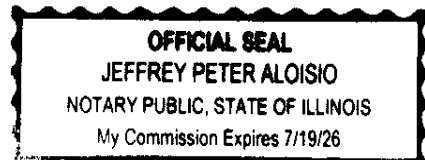
COUNTY OF COOK

I, JEFFREY PETER ALOISIO a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that WILLIAM O. KERTH, Senior Vice President of AMALGAMATED BANK OF CHICAGO and CHRISTOPHER R. JENKINS, Vice President of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such WILLIAM O. KERTH and CHRISTOPHER R. JENKINS respectively, appeared before me on 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 Secretary then and there acknowledged that, as custodian of the corporate seal of said Bank, he/she did affix said corporate seal to said instrument as his/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 22 day of SEPTEMBER 2022

[Signature]
Notary Public

PREPARED BY: JEFFREY ALOISIO
AMALGAMATED BANK OF CHICAGO
30 N LASALLE CHGO IL 60602
(312) 822-3181



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EXHIBIT "A"

PROPERTY DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SOUTH KILBOURN AVENUE, WHICH IS 504.09 FEET NORTH OF THE NORTH LINE OF WEST 14TH STREET, (SAID NORTH LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, AFORESAID); THENCE NORTHEASTERLY ON A LINE, WHICH FORMS AN ANGLE OF 55 DEGREES, 00 MINUTES, 30 SECONDS WITH THE AFORESAID EAST LINE OF KILBOURN AVENUE, FOR A DISTANCE OF 23.03 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHWEST, TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE, FOR A DISTANCE OF 42.22 FEET TO A POINT, WHICH IS 565.11 FEET NORTH OF THE NORTH LINE OF WEST 14TH STREET, AFORESAID AND 210.00 FEET EAST OF SAID EAST LINE OF KILBOURN AVENUE; THENCE EAST IN A STRAIGHT LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 4.00 FEET ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTH KILBOURN AVENUE TO A POINT; THENCE EAST ON A STRAIGHT LINE, A DISTANCE OF 80.57 FEET, MORE OR LESS TO A POINT, WHICH IS 570.06 FEET NORTH OF THE NORTH LINE OF SAID WEST 14TH STREET AND 210.00 FEET WEST OF THE WEST LINE OF SOUTH KOSTNER AVENUE, (BEING A LINE 33.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, AFORESAID); THENCE NORTH ON A LINE PARALLEL WITH THE SAID WEST LINE OF KOSTNER AVENUE FOR THE DISTANCE OF 18.58 FEET TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 14TH STREET, A DISTANCE OF 210.00 FEET TO A POINT IN THE WEST LINE OF KOSTNER AVENUE, WHICH IS 588.64 FEET NORTH OF THE AFORESAID NORTH LINE OF WEST 14TH STREET; THENCE NORTH ALONG THE SAID WEST LINE OF SOUTH KOSTNER AVENUE, A DISTANCE OF 363.90 FEET TO A POINT (SAID POINT BEING 10.0 FEET WEST OF THE CENTER LINE OF RAILROAD TRACK); THENCE SOUTHERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 340.00 FEET, A DISTANCE OF 158.39 FEET TO A POINT OF TANGENCY; SAID POINT BEING 10.00 FEET NORTHWESTERLY OF THE CENTERLINE OF SAID RAILROAD TRACK; THENCE SOUTHWESTERLY ALONG A LINE; WHICH FORMS AN ANGLE OF 54 DEGREES 55 MINUTES, AS MEASURED FROM THE NORTH TO THE NORTHEAST WITH THE EAST LINE OF SAID KILBOURN AVENUE, (SAID LINE BEING 10.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD TRACK), A DISTANCE OF 162.28 FEET TO A POINT ON THE SAID EAST LINE OF KILBOURN AVENUE; THENCE SOUTH ON THE SAID EAST LINE OF KILBOURN AVENUE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR EASEMENT PER DOCUMENT NO. 090133222 - EXHIBIT "C"
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF KOSTNER AVENUE (BEING A LINE 33.0 WEST OF THE AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, AFORESAID); WHICH IS 588.64 FEET NORTH OF THE NORTH LINE OF THE WEST 14TH STREET (SAID

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NORTH LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AFORESAID) THENCE NORTH ALONG THE SAID WEST LINE OF SOUTH KOSTNER AVENUE, A DISTANCE 153.36 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES THERETO THE SAID WEST LIEN OF KOSTNER AVENUE, A DISTANCE OF 363.90 FEET TO A POINT (SAID POINT BEING 10.0 FEET WEST OF THE CENTER LINE OF A RAILROAD TRACK); THENCE NORTHERLY AND EASTERLY ON A CURVED LINE CONVEX, TO THE SOUTHEAST AND HAVING A RADIUS OF THE 340 FEET, A DISTANCE OF 33.23 FEET TO A POINT ON A LINE 30.0 FEET NORTH AND PARALLEL WITH THE AFORESAID RIGHT ANGLE LINE; THENCE EAST ON SAID PARALLEL LINE 349.65 FEET TO THE AFORESAID WEST LINE OF KOSTNER AVENUE; THENCE SOUTH ON THE SAID WEST OF KOSTNER AVENUE, 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR EASEMENT PER DOCUMENT NO. 09133222 - EXHIBIT "D" THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SOUTH KILBOURN AVENUE (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, AFORESAID) WHICH IS 504.09 FEET NORTH OF THE NORTH LINE OF WEST 14TH STREET (SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AFORESAID) THENCE NORTHEASTERLY ON A LINE WHICH FORMS AN ANGLE OF 55 DEGREES 00 MINUTES 30 SECONDS WITH THE AFORESAID EAST LINE OF KILBOURN AVENUE FOR A DISTANCE OF 23.09 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 260 FEET, FOR A DISTANCE OF 77.22 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 55 DEGREES 00 MINUTES 30 SECONDS WITH THE AFORESAID EAST LINE OF KILBOURN AVENUE FOR A DISTANCE OF 77.46 FEET TO A POINT OF CURVE, THENCE NORTHERLY AND EASTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 372.0 FEET. A DISTANCE OF 153.77 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE SAID WEST LINE OF KOSTNER AVENUE AT A POINT 710.00 FEET NORTH OF THE NORTH LINE OF SAID NORTH LINE OF 14TH STREET THENCE EAST ALONG SAID RIGHT ANGLE LINE, A DISTANCE OF 250.01 FEET TO THE WEST FACE OF A TWO STORY BRICK BUILDING; THENCE NORTH ALONG SAID WEST FACE OF BROCK BUILDING 32.0 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE SAID WEST LINE OF KOSTNER AVENUE AT A POINT 742.0 FEET NORTH OF THE NORTH LINE OF 14TH STREET, AFORESAID; THENCE WEST ALONG SAID RIGHT ANGLE LINE. 268.58 FEET TO A POINT (SAID POINT BEING 10.0 FEET WEST OF THE CENTER LINE OF A RAILROAD TRACK); THENCE SOUTHERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 340 FEET, A DISTANCE OF 158.39 FEET TO A POINT OF TANGENCY: SAID POINT BEING 10 FEET NORTHWESTERLY OF THE CENTER LINE OF SAID RAILROAD TRACK; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 54 DEGREES 55 MINUTES, AS MEASURED FROM THE NORTH OF THE NORTHEAST WITH THE EAST LINE OF SAID KILBOURN AVENUE (SAID LINE BEING 10 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID RAILROAD TRACK) A DISTANCE OF 162.28 FEET TO A POINT ON THE SAID EAST LINE OF KILBOURN AVENUE) THENCE SOUTH ON THE SAID EAST LINE OF KILBOURN AVENUE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CKA:1270 South KOSTNER Avenue, Chicago, IL 60623
PIN:16-22-107-030-0000