

# UNOFFICIAL COPY

**Record and Return To:**

JPMorgan Chase Bank, NA - CORE  
10 S Dearborn St  
Chicago IL 60603-2300

Doc#: 2230533403 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2022 03:10 PM Pg: 1 of 5

**This Instrument Prepared By:**

JPMorgan Chase Bank, NA - CORE  
10 S Dearborn St  
Chicago IL 60603-2300  
(312)732-2119

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## SATISFACTION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JPMORGAN CHASE BANK, N.A.** does hereby certify that a certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT, by **CMC REALTY LLC, A Illinois Limited Liability Company** (collectively the "Borrower/Grantor"), has been paid in full and is hereby RELEASED AND SATISFIED IN FULL and the real estate described therein is fully released as described below:

Original Lender: **JPMORGAN CHASE BANK, N.A.** Dated: **08/12/2021** Recorded: **08/16/2021**

Instrument: **2122822025** Loan Amount: **\$577,200.00** in **Cook County, Illinois**

Property Address: **312 N May St Suite 110, Chicago, Illinois 60607**


Parcel Tax ID: **17-08-408-015**

Legal Description: **See Attached Legal Description**

The party executing this instrument is the present holder of the document described herein.

IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on **11/01/2022**.

**JPMORGAN CHASE BANK, N.A.**

By: 

Name: **Cynthia Kaminski**

Title: **Authorized Officer**

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STATE OF Illinois } s.s.  
COUNTY OF Cook

On 11/01/2022, before me, **Erika Leon**, Notary Public, personally appeared **Cynthia Kaminski, Authorized Officer** of **JPMORGAN CHASE BANK, N.A.** , personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



\_\_\_\_\_  
Notary Public: **Erika Leon**  
My Commission Expires: **06/22/2026**  
Commission #: **874226**



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

PARCEL A1: (BASEMENT FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9, SAID POINT BEING 120.45 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 16.25 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 69.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY) 16.05 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.23 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A2: (BASEMENT FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 9, 8 AND 5 AFORESAID, 47.87 FEET TO A POINT, SAID POINT BEING 72.58 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 59.80 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 29.31 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 0.19 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 18.57 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 58.58 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.23 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.70 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A3: (BASEMENT FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO A POINT, SAID POINT BEING 120.45 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 16.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 34.90 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 8.52 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 9.98 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 11.11 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 1.03 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 10.83 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 13.46 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52

SECONDS WEST 39.29 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY) 10.43 FEET TO A POINT ON SAID LINE SAID POINT BEING 16.05 (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST 69.72 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.54 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL A4: (BASEMENT FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY) 38.99 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 31 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 37.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 12.92 FEET TO A POINT BEING 37.23 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE 18.34 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 12.92 FEET TO A POINT BEING 38.80 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 12 AFORESAID; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 18.34 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.51 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.09 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A5: (BASEMENT FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16 THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF LOTS 16, 13 AND 12 AFORESAID 53.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12 SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 31.99 FEET TO A POINT, SAID POINT BEING 52.99 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE 9.58 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 18.95 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST 7.81 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 13.00 FEET TO A POINT ON THE EAST LINE OF LOT 9 AFORESAID; THENCE SOUTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF LOTS 9 AND 12 AFORESAID BEING ALSO THE WEST LINE OF NORTH MAY STREET 17.38 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 8.37 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.98 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A7: (FIRST FLOOR) THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 68.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING

DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 9 AND 8 AFORESAID 48.29 FEET TO A POINT, SAID POINT BEING 73.05 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 48.17 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 5.97 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 5.46 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST, 30.14 FEET; THENCE SOUTHEASTERLY 6.65 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 4.23 FEET AND WHOSE CHORD BEARS SOUTH 44 DEGREES 32 MINUTES 08 SECONDS EAST 5.99 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 1.25 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 7.94 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 59.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.70 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 30.04 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCELS A1, A2, A3, A4, A5 AND A7 AS CONTAINED IN ARTICLE 2 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 312 NORTH MAY STREET, CHICAGO, ILLINOIS, RECORDED SEPTEMBER 19, 2000 AS DOCUMENT NUMBER 00730334, FOR THE FOLLOWING PURPOSES: SUPPORT AND MAINTENANCE OF THE COMMERCIAL PROPERTY; ACCESS TO, USE AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE RESIDENTIAL PROPERTY SERVING THE COMMERCIAL PROPERTY; PERMITTED ENCROACHMENTS; USE OF COMMON WALLS, FLOORS AND CEILINGS; INGRESS AND EGRESS; ACCESS AND USE OF THE ELEVATORS; AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN EMERGENCY SITUATIONS TO AND FROM, OVER, ON, ACROSS AND THROUGH THE RESIDENTIAL PROPERTY.

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