

UNOFFICIAL COPY

Record and Return To:

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

Doc#: 2234608083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2022 12:53 PM Pg: 1 of 3

This Instrument Prepared By:

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

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, NA.** does hereby certify that a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement, by **Tricon III, Ltd., an Illinois corporation** (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, NA.** Dated: **03/01/2021** Recorded: **03/02/2021**

Instrument: **2106113045** Loan Amount: **\$1,000,000.00** in Cook County, **Illinois**

Property Address: **7200 SOUTH LEAMINGTON AVENUE, BEDFORD PARK, ILLINOIS 60638**

Parcel Tax ID: **19-28-101-030 19-28-200-032**

Legal Description: **Please find the attached**

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 **12/09/2022.**

JPMorgan Chase Bank, NA.

By: 

Name: **Michelle Mccauley**

Title: **Authorized Officer**

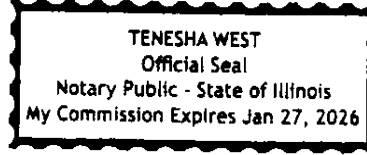
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STATE OF Illinois } s.s.
COUNTY OF Cook

On 12/09/2022, before me, **Tenesha West**, Notary Public, personally appeared **Michelle Mccauley**, **Authorized Officer** of **JPMorgan Chase Bank, NA.** , 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.

Tenesha West



Notary Public: **Tenesha West**
My Commission Expires: **01/27/2026**
Commission #: **945752**

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

EXHIBIT A

Order No.: CCH12007383LD

For APN/Parcel ID(s): 19-28-101-030 and 19-28-200-032

THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID NORTHEAST 1/4, SAID POINT BEING ON A LINE DRAWN AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHEAST 1/4, AND PASSING THROUGH SAID NORTH LINE, A DISTANCE OF 2286.59 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH ALONG SAID RIGHT ANGLE LINE, A DISTANCE OF 824.00 FEET; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 646.00 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 680.49 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST, AND TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 209.47 FEET, A DISTANCE OF 158.10 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF THE NORTHWEST 1/4 AFORESAID, THENCE EAST ALONG SAID LINE AND ALSO ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF THE NORTHEAST 1/4 AFORESAID, A DISTANCE OF 702.88 FEET TO THE POINT OF BEGINNING.

(EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE BELT RAILWAY COMPANY OF CHICAGO BY DEED RECORDED AUGUST 16, 1973 AS DOCUMENT 22442473 AND FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID NORTHWEST 1/4, SAID POINT BEING ON A LINE DRAWN AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHWEST 1/4, AND PASSING THROUGH SAID NORTH LINE, A DISTANCE OF 2989.47 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 209.47 FEET TO ITS POINT OF INTERSECTION WITH A WESTERLY CURVED LINE OF THE 25-FOOT STRIP OF LAND CONVEYED TO THE BELT RAILWAY COMPANY OF CHICAGO BY DEED RECORDED AUGUST 16, 1973 AS DOCUMENT 22442473; THENCE NORTHEASTERLY ALONG SAID CURVED LINE, CONVEX NORTHWESTERLY HAVING A RADIUS OF 240.01 FEET TO ITS POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF THE NORTH 175.00 FEET OF THE NORTHWEST 1/4 OF SECTION 28; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.