

UNOFFICIAL COPY



2301745003

Doc# 2301745003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2023 09:20 AM PG: 1 OF 4

This document prepared by
and upon recording return to:

White & Case LLP
1221 Avenue of the Americas
New York, New York 10020
Attention: Amy Delsack, Esq.

2301745003 1 of 4 CSC

RELEASE OF MORTGAGE

BMO HARRIS BANK N.A., a national banking association, as Agent (the "Grantor"), in consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY AND QUIT CLAIM**, without recourse and without representation or warranty of any kind, unto Glenview Golf Course L.L.C., a Delaware limited liability company (the "Grantee"), all the right, title, interest, claim or demand whatsoever Grantor may have acquired in, through or by the following documents:

1. Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of September 13, 2022 and recorded with the Clerk of Cook County, Illinois on September 14, 2022 as File No. 2225722006.
2. that certain UCC Financing Statement from Grantee to Grantor, filed with the Cook County, Illinois Recorder on September 14, 2022 as File No. 2225722007.

See **EXHIBIT A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said Mortgage.

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1:

THAT PART OF LOT 23 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION IN PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1999 AS DOCUMENT NO. 99313067, DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 89°18'42" WEST, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 144.08 FEET; THENCE SOUTHWESTERLY 135.14 FEET, ALONG SAID SOUTH LINE, BEING THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND WHOSE CHORD BEARS SOUTH 72°15'09" WEST, A DISTANCE OF 132.82 FEET; THENCE SOUTH 53°49'00" WEST, ALONG SAID SOUTH LINE 114.18 FEET; THENCE SOUTHWESTERLY 96.72 FEET, ALONG SAID SOUTH LINE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 490.00 FEET AND WHOSE CHORD BEARS SOUTH 59°28'18" WEST, A DISTANCE OF 96.57 FEET; THENCE NORTHWESTERLY 596.59 FEET, ALONG THE SOUTH AND WEST LINES OF LOT 23, BEING THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET AND WHOSE CHORD BEARS NORTH 79°59'37" WEST A DISTANCE OF 560.42 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY 391.71 FEET, ALONG SAID WEST LINE OF LOT 23, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET AND WHOSE CHORD BEARS NORTH 22°12'46" WEST A DISTANCE OF 381.36 FEET; THENCE NORTH 00°41'18" EAST, ALONG SAID WEST LINE 199.19 FEET TO THE NORTH LINE OF SAID LOT 23; THENCE SOUTH 59°18'42" EAST, ALONG SAID NORTH LINE, 160.00 FEET TO THE SOUTHWEST CORNER OF CHESTNUT AVENUE AS DEDICATED BY SAID SUBDIVISION; THENCE SOUTH 08°52'35" WEST 270.98 FEET; THENCE 00°00'00" WEST, 227.72 FEET; THENCE SOUTHEASTERLY 59.80 FEET ALONG THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET AND WHOSE CHORD BEARS SOUTH 23°17'02" EAST A DISTANCE OF 59.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

LOT 24 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CORRECTED PER CERTIFICATE OF CORRECTION DATED JULY 12, 1999 AND RECORDED SEPTEMBER 1, 1999 AS DOCUMENT NO. 99834969.

EXCEPT

THAT PART OF LOT 24 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1999 AS DOCUMENT 99313067 DESCRIBED AS FOLLOWS:

BEGINNING AT AN EASTERLY CORNER OF SAID LOT 24, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF LOT 23 IN SAID SUBDIVISION; THENCE NORTH 89°18'42" WEST,

UNOFFICIAL COPY

ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 144.08 FEET; THENCE SOUTHWESTERLY 135.14 FEET, ALONG SAID NORTH LINE, BEING THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND WHOSE CHORD BEARS SOUTH 72°15'09" WEST, A DISTANCE OF 132.82 FEET; THENCE SOUTH 53°49'00" WEST, ALONG SAID NORTH LINE, 114.18 FEET; THENCE SOUTHWESTERLY 96.72 FEET, ALONG SAID NORTH LINE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 490.00 FEET AND WHOSE CHORD BEARS SOUTH 59°28'18" WEST A DISTANCE OF 96.57 FEET; THENCE NORTH 90°00'00" EAST, 461.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24; THENCE NORTHWESTERLY 141.34 FEET, ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 555.00 FEET AND WHOSE CHORD BEARS NORTH 06°36'26" WEST A DISTANCE OF 140.96 FEET; THENCE NORTH 00° 41' 18" EAST, ALONG SAID EASTERLY LINE, 15.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GOLF BALL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GOLF BALL EASEMENT, RELEASE AND INDEMNIFICATION, BY AND AMONG GLENBASE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, GLENBASE VENTURE II, AN ILLINOIS GENERAL PARTNERSHIP AND GLENVIEW GOLF COURSE, LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 28, 2000 AND RECORDED MARCH 29, 2000 AS DOCUMENT NO. 00220639 AND RERECORDED MARCH 20, 2001 AS DOCUMENT NO. 0010217797, OVER AND ACROSS THE ENTIRE AIR SPACE ABOVE THE LAND FOR THE PURPOSE OF THE FLIGHT OF GOLF BALLS THROUGH THE AIR OF THE FOLLOWING LAND:

LOTS 601 THROUGH 629 IN GLENBASE SUBDIVISION UNIT 1 BEING A SUBDIVISION OF LOTS 27 AND 28 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF UTILITY EASEMENT MADE BY GLENBASE VENTURE II AND GLENVIEW GOLF COURSE, LIMITED LIABILITY COMPANY A DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 19, 2000 AND RECORDED MAY 22, 2000 AS DOCUMENT NO. 00367643, A PERPETUAL AND NON-EXCLUSIVE EASEMENT TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR AND REPLACE GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SANITARY SEWER, STORM WATER DRAINAGE FACILITIES OR OTHER COMMUNICATION SYSTEMS, OVER A PORTION OF THE FOLLOWING DESCRIBED LAND:

LOT 26 OF THE GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION IN PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 99313067, IN COOK COUNTY, ILLINOIS.

PINs: 04-27-302-007-0000
04-27-300-009-0000

Address: 2901 West Lake Avenue
Glenview, Illinois 60026