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2301840037

Doc# 2301840037 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 12:11 PM PG: 1 OF 4

Record & Return To:
Corporation Service Company
PO Box 3008
Tallahassee, FL 32315

Prepared By:
CIBC Bank USA
120 S. LaSalle St
Chicago, IL 60603
312-564-2134
Prepared by: Anna Milon
Loan #: 1147 Jackson LLC-28XXXX
Deal Name: Private Bank Com
IL, Cook



REF247430697 S870339PSR

PARTIAL SATISFACTION OF CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS

CIBC Bank USA, as administrative agent for valuable consideration, the receipt and sufficiency which is hereby acknowledged, hereby releases the property situated in Cook County, IL fully described in the legal description attached hereto from the CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS referenced below;

Borrower: 1147 Jackson LLC, an Illinois Limited Liability Company
Original Lender: CIBC Bank USA,, as administrative agent **Dated:** 12/15/2020 **Recorded:** 12/18/2020
Instrument: 2035316084 in Cook County, IL **Loan Amount:** \$46,150,000.00
Modified on 12/30/2021 Instrument #: 2136419036 in Cook County, IL

Property: 313 S. Racine Avenue, Unit 3A and Parking Space P-36, Chicago, IL 60607
Parcel Tax ID: 17-17-223-001-0000 and 17-17-223-002-0000; 17-17-223-003-0000 and 17-17-223-004-0000
Legal description is attached hereto and made a part thereof.

Also partially releasing an Assignment of Leases and Rents dated 12/15/2020 and recorded on 12/18/2020 as Doc#2035316085

This release is given on the condition that it shall in no way affect the lien of the above-stated CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS on the remaining property described in the security instrument, but shall only be construed as a release from the lien of said document as to the property described in the legal description attached herein.

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S C Y
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INTD

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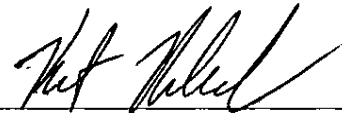
Page 2

Loan #: 1147 Jackson LLC-28XXXX

REF247430697

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 01/12/2023.

CIBC Bank USA, as administrative agent

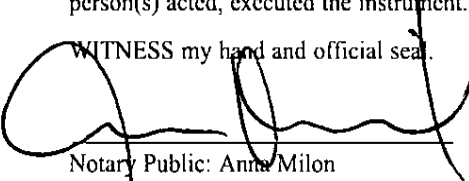
By: 

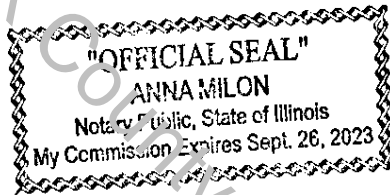
Name: Kurt Kunkel
Title: Managing Director

State of Illinois
County of Cook

On 01/12/2023 before me, Anna Milon, Notary Public, personally appeared Kurt Kunkel, Managing Director of CIBC Bank USA, as administrative agent who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public: Anna Milon
My commission expires: 09/26/2023



Property of Cook County Clerk's Office

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

PARCELA:

DWELLING UNIT 3A IN THE CA 6 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 TO 7, INCLUSIVE, IN CHANDLER'S SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN THE SUBDIVISION OF THE WEST HALF OF THE BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PARCEL 2:

A 5 FOOT PRIVATE ALLEY LYING SOUTH OF AND ADJOINING LOTS 2, 3, 4, 5, 6, AND 7 IN CHANDLER'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5, 6, 7, 8, 9, AND 10 (EXCEPT THE SOUTH 2 FEET OF SAID LOT 10) IN WRIGHT'S SUBDIVISION OF THE WEST HALF BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 11 AND THE SOUTH 2 FEET OF LOT 10 OF WRIGHT'S SUBDIVISION OF THE WEST HALF OF BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR CA 6 CONDOMINIUM WHICH IS RECORDED AS DOCUMENT NUMBER 2225215028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE P-36 AND STORAGE LOCKER SL-313-3A AND BALCONY L.C.E.(S) TO UNIT 313 3A, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

COMMONLY KNOWN AS: DWELLING UNIT 3A AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-36 AND STORAGE LOCKER SL-313-3A AND BALCONY L.C.E.(S) TO UNIT 313 3A LOCATED AT 313 S. RACINE AVENUE IN THE CA 6 CONDOMINIUM, CHICAGO, ILLINOIS 60607.

TAX PARCEL IDENTIFICATION NUMBER(S):

17-17-223-001-0000

17-17-223-002-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

17-17-223-003-0000

17-17-223-004-0000

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AFFECTS LAND AND OTHER PROPERTY

Property of Cook County Clerk's Office

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008UN - ALTA Commitment For Title Insurance (8/1/16)

