

UNOFFICIAL COPY

Record and Return To:

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

Doc#: 2302345207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/23/2023 02:50 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

SATISFACTION OF MORTGAGE AND SECURITY AGREEMENT(ILLINOIS)

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 AND SECURITY AGREEMENT(ILLINOIS), by **Racine Partners, LLC, an Illinois limited liability company** (collectively the "Borrower/Grantor"), 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: **04/30/2013** Recorded: **05/17/2013**

Instrument: **1313712019** Loan Amount: **\$2,600,000.00** in Cook County, **Illinois**

Property Address: **4124 South Racine Street, Chicago, IL 60609**

Parcel Tax ID: **20-05-106-004-0000 20-05-106-009-0000 20-05-102-034-0000 20-05-102-037-0000**

Legal Description: **"See legal description attached hereto and made a part hereof."**

FIRST AMENDMENT TO MORTGAGE DOCUMENTS(ILLINOIS) Dated: **01/31/2014** Recorded: **02/18/2014**

as Instrument No.: **1404935259** Beneficiary: **JPMorgan Chase Bank, N.A.** Borrower: **Racine Partners, LLC, an Illinois limited liability company** Loan Amount: **\$7,655,000.04**

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 **01/20/2023**.

JPMorgan Chase Bank, N.A.



By: _____

Name: **Melissa Bergeson**

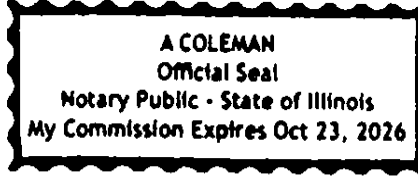
Title: **Authorized Officer**

UNOFFICIAL COPY

STATE OF Illinois } s.s.
COUNTY OF Cook

On **01/20/2023**, before me, **A Coleman**, Notary Public, personally appeared **Melissa Bergeson, 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: **A Coleman**
My Commission Expires: **10/23/2026**
Commission #: **810157**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"
TO MORTGAGE AND SECURITY AGREEMENT (ILLINOIS)
LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND CONSISTING OF A PART OF THE EAST 25 ACRES OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF BLOCK 2 IN PARKERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST PART OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 5 AND PART OF THE WEST 15 ACRES OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

SAID PARCEL OF 1 AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID BLOCK 2, AT A POINT THEREON WHICH IS 31.82 FEET WEST FROM THE SOUTH EAST CORNER OF SAID BLOCK 2, (SAID SOUTH EAST CORNER OF BLOCK 2 BEING HEREBY DEFINED AS A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 WHICH IS 1741.87 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 5, AND RUNNING;

THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 31.24 FEET TO A POINT WHICH IS 1716.96 FEET SOUTH FROM THE NORTH LINE OF 13.01 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 992.00 FEET, A DISTANCE OF 201.48 FEET TO A POINT WHICH IS 1519.38 FEET SOUTH FROM THE NORTH LINE AND 50.15 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 150.53 FEET TO A POINT WHICH IS 1375.13 FEET SOUTH FROM THE NORTH LINE AND 92.97 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 704.00 FEET (THE NORTHERLY TERMINUS OF SAID ARC BEING A POINT WHICH IS 1120.15 FEET SOUTH FROM THE NORTH LINE AND 119.75 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 122.74 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE ARC OF ANOTHER CIRCLE, WHICH OTHER ARC IS CONVEX TO THE NORTHEAST AND HAS A RADIUS OF 1111.33 FEET, AND EXTENDS NORTHWESTWARDLY FROM A POINT WHICH IS 1300.07 FEET SOUTH FROM THE NORTH LINE AND 92.39 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 TO A POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5; (SAID POINT OF INTERSECTION BEING 1255.05 FEET SOUTH FROM THE NORTH LINE AND 117.40 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE LAST DESCRIBED ARC, A DISTANCE OF 148.97 FEET TO SAID POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE OF 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 336.37 FEET, A DISTANCE OF 50.10 FEET TO A POINT WHICH IS 1095.15 FEET SOUTH FROM THE NORTH LINE AND 234.77 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

UNOFFICIAL COPY

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 34.09 FEET TO A POINT WHICH IS 1070.39 FEET SOUTH FROM THE NORTH LINE AND 258.16 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 66.73 FEET TO A POINT WHICH IS 1025.28 FEET SOUTH FROM THE NORTH LINE AND 307.24 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 68.50 FEET TO A POINT WHICH IS 979.57 FEET SOUTH FROM THE NORTH LINE AND 358.17 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 125.47 FEET TO A POINT WHICH IS 912.10 FEET SOUTH FROM THE NORTH LINE AND 463.83 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE WESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 49.15 FEET TO A POINT WHICH IS 912.00 FEET SOUTH FROM THE NORTH LINE AND 512.98 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 112.28 FEET TO A POINT WHICH IS 999.25 FEET SOUTH FROM THE NORTH LINE AND 442.47 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 16.96 FEET TO A POINT WHICH IS 1006.67 FEET SOUTH FROM THE NORTH LINE AND 457.74 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 505.64 FEET, A DISTANCE OF 248.62 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 9.37 FEET WEST OF THE WEST LINE OF SAID BLOCK 2 IN PACKERS ADDITION TO CHICAGO PRODUCED NORTH AND 99.07 FEET NORTH OF THE LINE BETWEEN THE NORTH HALF AND SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE, SAID DISTANCE OF 99.07 FEET TO A POINT ON THE LINE BETWEEN THE NORTH HALF AND THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE EAST ALONG SAID LINE BETWEEN THE NORTH HALF AND THE SOUTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 9.37 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 396.51 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, WHICH IS HEREIN DEFINED AS BEING 1742.80 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; AND

THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 365.46 FEET TO THE POINT OF BEGINNING.

PARCEL B:

UNOFFICIAL COPY

THAT PART OF THE EAST 25 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 704.00 FEET, AND EXTENDING NORTHWARDLY FROM A POINT WHICH IS 1375.13 FEET SOUTH FROM THE NORTH LINE AND 92.97 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, TO A POINT WHICH IS 1120.15 FEET SOUTH FROM THE NORTH LINE AND 119.75 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, WITH THE ARC OF ANOTHER CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1111.33 FEET, AND EXTENDING NORTHWESTWARDLY FROM A POINT WHICH IS 1300.07 FEET SOUTH FROM THE NORTH LINE AND 92.39 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 TO A POINT WHICH IS 1132.06 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5; (SAID POINT OF INTERSECTION BEING 1255.05 FEET SOUTH FROM THE NORTH LINE AND 117.40 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5) AND RUNNING;

THENCE NORTHWESTWARDLY ALONG THE LAST DESCRIBED ARC, A DISTANCE OF 148.97 FEET TO SAID POINT WHICH IS 1132.06 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 336.37 FEET, A DISTANCE OF 50.10 FEET TO A POINT WHICH IS 1095.15 FEET SOUTH FROM THE NORTH LINE AND 130.27 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 34.09 FEET TO A POINT WHICH IS 1070.39 FEET SOUTH FROM THE NORTH LINE AND 258.16 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE (THE NORTHWESTERLY TERMINUS OF WHICH IS A POINT 1025.28 FEET SOUTH FROM THE NORTH LINE AND 167.34 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5), A DISTANCE OF 42.67 FEET;

THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 45.81 FEET TO A POINT WHICH IS 1041.44 FEET SOUTH FROM THE NORTH LINE AND 243.73 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1136.28 FEET, A DISTANCE OF 194.82 FEET TO A POINT ON THE FIRST HEREIN DESCRIBED ARC WHICH IS 62.45 FEET, AS MEASURED ALONG SAID ARC, NORTHEASTLY FROM THE POINT OF BEGINNING, AND THENCE SOUTHWARDLY ALONG SAID FIRST HEREIN DESCRIBED ARC, SAID DISTANCE OF 62.45 FEET TO THE POINT OF BEGINNING;
ALL IN COOK COUNTY, ILLINOIS.

PIN(s): 20-05-106-004-0000

20-05-106-009-0000

20-05-102-034-0000

20-05-102-037-0000

Common Address: 4124 South Racine Street, Chicago, Illinois