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This instrument was prepared by:

FNBC Bank and Trust

620 W Burlington Ave.

LaGrange, IL 60525

Return to:

2142 West Roscoe Management LLC

3020 N Pine Grove Ave

Chicago IL 60657-5419

Doc#: 2302441081 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/24/2023 11:34 AM Pg: 1 of 7

(Space above this line for Recording Purposes) _____

RELEASE OF MORTGAGE

FNBC Bank and Trust (Mortgagee), the holder of that certain mortgage ("Mortgage and Assignment of Rents") executed by 2142 West Roscoe Management LLC, an Illinois Limited Liability Company, dated January 19, 2018, recorded on January 31, 2018 as Document No. 1803142028 and 1803142029 in the Office of the Recorder/Recorder of Deeds of Cook County, Illinois, having been requested to release a portion of the estate granted to the Mortgagee under said Mortgage and Assignment of Rents, for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, conveys, releases and quitclaims unto 2142 West Roscoe Management LLC, an Illinois Limited Liability Company, all the estate, title and interest acquired by Mortgagee under the Mortgage to the property situated in Cook County, Illinois and legally described as follows:

Legal Description:

PARCEL 1:

COMMERCIAL AREA UNIT A

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 13.16 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 23.61 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT, IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4), ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 0.15 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.30 FEET TO THE SOUTHWEST CORNER OF A THREE STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2142-44 WEST ROSCOE STREET IN CHICAGO; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 3.93 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.65 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALL FACES OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL

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HEREIN DESCRIBED; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 36.80 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALSO THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.90 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 42.74 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 19.90 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 46.39 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 6.65 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 8.95 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.97 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 27.48 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 12.82 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 3.78 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.30 FEET TO THE POINT OF BEGINNING.

COMMERCIAL AREA UNIT B.

THAT PROPERTY AND SPACE IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 13.15 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 23.58 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4) ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23 AND ITS EXTENSION, A DISTANCE OF 29.17 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.32 FEET TO A POINT ON THE EXTERIOR FACE OF A THREE STORY BRICK AND CONCRETE BUILDING COMMONLY KNOWN AS 2142-44 WEST ROSCOE STREET IN CHICAGO; THENCE CONTINUING NORTH, A DISTANCE OF 0.65 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALL FACES OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE BEING THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 27.51 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.97 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 8.95 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.35 FEET TO A CORNER OF THE WALL, THENCE

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NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 28.34 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 3.65 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 18.02 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 11.89 FEET TO A CORNER OF THE WALL, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 42.61 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 3.01 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 36.70 FEET TO A CORNER OF THE WALL, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.32 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 3.51 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 12.85 FEET TO THE POINT OF BEGINNING, TOGETHER WITH EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE DESIGNATED AS COMMERCIAL UNIT PB.

AND (COMMERCIAL UNIT B STORAGE AREA)

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 3.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT, IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4), ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 0.30 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.15 FEET TO THE SOUTHWEST CORNER OF A THREE STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2142-2144 WEST ROSCOE STREET IN CHICAGO; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 41.47 FEET TO A CORNER OF THE BUILDING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 2.00 FEET TO A CORNER OF THE BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 42.65 FEET TO A CORNER OF THE BUILDING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 41.93 FEET TO A CORNER OF THE BUILDING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 23.55 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.90 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE FACES OF TWO INTERIOR WALLS OF SAID BUILDING, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH AT RIGHT ANGLES TO THE LAST

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DESCRIBED COURSE, BEING ALONG THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 14.27 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 13.44 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 14.27 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING

COMMERCIAL AREA C:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 13.17 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 23.61 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT, IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4), ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 0.35 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.10 FEET TO THE SOUTHEAST CORNER OF A THREE STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2142-44 WEST ROSCOE STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED; BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 28.94 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.65 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE FACES OF TWO INTERIOR WALLS OF SAID BUILDING, SAID POINT BEING ALSO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 12.40 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 3.44 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.77 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL A DISTANCE OF 36.77 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.90 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 42.61 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 15.28 FEET TO A CORNER OF THE WALL, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.65 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 0.60 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 13.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT

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RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.05 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 28.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.61 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 8.93 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.95 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING. AND (COMMERCIAL UNIT C STORAGE AREA) THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 3.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT, IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4), ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 0.35 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.10 FEET TO THE SOUTHEAST CORNER OF A THREE STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2142-44 WEST ROSCOE STREET IN CHICAGO; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 51.78 FEET TO A CORNER OF SAID BUILDING; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 2.93 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 32.60 FEET TO A CORNER OF THE BUILDING, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 25.33 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.90 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE FACES OF TWO INTERIOR WALLS OF SAID BUILDING, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 15.48 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.22 FEET TO A CORNER OF THE WALL; THENCE CONTINUING SOUTH ALONG THE LAST COURSE EXTENDED, A DISTANCE OF 0.65 FEET TO A POINT ON THE FACE OF AN INTERIOR WALL OF AFORESAID BUILDING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.97 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 25.00 FEET TO A CORNER OF SAID WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.75

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FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.55 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 13.92 FEET TO A CORNER OF THE WALL THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 20.45 FEET TO A CORNER OF THE WALL; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.65 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE FACES OF TWO INTERIOR WALLS OF AFORESAID BUILDING; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED; BEING THE FACE OF AN INTERIOR WALL OF AFORESAID BUILDING, A DISTANCE OF 19.70 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 15.70 FEET TO THE POINT OF BEGINNING, TOGETHER WITH EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE DESIGNATED AS COMMERCIAL UNIT PC.

COMMERCIAL AREA D

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 13.16 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 23.63 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23, 24, 25 AND 26, TAKEN AS A SINGLE TRACT, IN BLOCK 4 IN CHARLES T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 0.35 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.10 FEET TO THE SOUTHEAST CORNER OF A THREE STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2142-44 WEST ROSCOE STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 0.65 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.65 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE FACES OF TWO INTERIOR WALLS OF SAID BUILDING, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 18.17 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 27.63 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.98 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 8.97 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.54 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 28.02 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.00 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO

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THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 18.20 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 11.80 FEET TO A CORNER OF THE WALL, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 32.60 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 2.93 FEET TO A CORNER OF THE WALL, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 50.22 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MARCH 28, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT 0010247071, FOR COMMON STRUCTURAL ELEMENTS; COMMON FACILITIES; ENCROACHMENTS; INGRESS AND EGRESS, ALL AS MORE FULLY SET FORTH THEREIN.

Address of Property: 2142-2144 W Roscoe Street, Chicago, IL 60618
PIN: 14-19-312-048-0000

NOTICE: FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLE IN WHOSE OFFICE THE MORTGAGE WAS FILED.

Dated: 1/23/2023

FNBC Bank and Trust

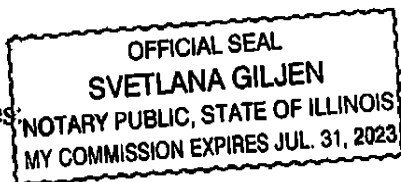
By: [Signature]
Steven Beles, Vice President

By: [Signature] VP
Dimitri Karantonis, Vice President

STATE OF ILLINOIS,
COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this 23rd day of January, 2023 by Steven Beles, Vice President and Dimitri Karantonis, Vice President, of the FNBC Bank and Trust on behalf of the corporation.

My Commission expires:



[Signature]
Notary Public