

UNOFFICIAL COPY

Recording Requested By:
FIFTH THIRD BANK

Doc# 2310828012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 09:41 AM Pg: 1 of 4

When Recorded Return To:
LIEN RELEASE
FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBBF
CINCINNATI, OH 45276



RELEASE OF MORTGAGE

FIFTH THIRD BANK - COMMERCIAL #: *****42-B "JWW DENTAL LLC" Cook, Illinois

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS that FIFTH THIRD BANK, NATIONAL ASSOCIATION holder of a certain mortgage, made and executed by JWW DENTAL LLC, originally to FIFTH THIRD BANK, in the County of Cook, and the State of Illinois, Dated: 05-23-2017 Recorded: 06-13-2017 as Instrument No. 1716408031, Book/Reel/Liber N/A Page/Folio N/A, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

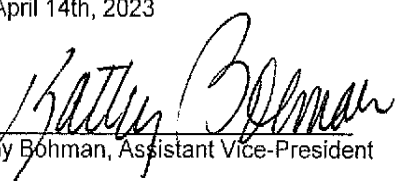
Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No.: 14-19-321-015-1005, 07-14-200-084-1027

Property Addresses: 2125 WEST ROSCOE STREET SUITE 2, CHICAGO, IL 60618, 808 EAST WOODFIELD ROAD SUITE B300, SCHAUMBURG, IL 60173

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

FIFTH THIRD BANK, NATIONAL ASSOCIATION
On April 14th, 2023

By: 
Kathy Bohman, Assistant Vice-President

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STATE OF Ohio
COUNTY OF Hamilton

On April 14th, 2023, before me, Cheryl Davis, a Notary Public in and for Hamilton in the State of Ohio, appeared Kathy Bohman, Assistant Vice-President of FIFTH THIRD BANK, NATIONAL ASSOCIATION, personally known to me 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, that no oath or affirmation was administered prior to signing, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal,

Cheryl Davis
Cheryl Davis

Notary Expires: 8/9/2024 #2019-RE-795342

Prepared By: SANDRA KIRKSEY, FIFTH THIRD BANK 5001 KINGSLEY DRIVE, MD# 1MOBBE CINCINNATI, OH, 45227
800-972-3030

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****The Site**

Address: 2125 West Roscoe Street Suite 2, Chicago, IL 60618 and 808 East Woodfield Road Suite 300, Schaumburg, IL 60173

Permanent Index Number: 14-19-321-045-1005 and 07-14-200-084-1027

PARCEL 1:

COMMERCIAL UNIT IN THE 2123-2125 WEST ROSCOE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 10 AND 11 IN BLOCK 14 IN C.T. YERKES SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEROF), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020453783; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 3:

UNIT NUMBER B300 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3A:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY GRANT OF STORMWATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000, AS DOCUMENT NUMBER 0001013184 FROM BIT HOLDINGS THIRTY-SIX,

09/27/20 17:00:42

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03/27/2013 17:02:13


INC., A MARYLAND CORPORATION, TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORMWATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHTS AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL, MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181; THENCE SOUTH 03 DEGREES 56 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013186 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

PARCEL 3C:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.

 DENTAL LLC
52985600

IL

FIRST AMERICAN ELS
MORTGAGE

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

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