

# UNOFFICIAL COPY

Doc#: 2312919278 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/09/2023 02:48 PM Pg: 1 of 4

## RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

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

### KNOW ALL MEN BY THESE PRESENTS,

That the **FIRST BANK CHICAGO**, formerly known as **FIRST BANK OF HIGHLAND PARK**, a State Chartered Bank of the State of **ILLINOIS**, for and in consideration of the payment of the indebtedness secured by the **MORTGAGE & ASSIGNMENT OF RENTS** hereinafter mentioned, and the cancellation of all the notes thereby secured, and of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY and QUIT CLAIM** unto

**HT CENTRAL DEVELOPMENT LLC**

and the heirs, legal representatives and assigns all right, title, interest, claim or demand whatsoever it may have acquired in through or by a certain **MORTGAGE & ASSIGNMENT OF RENTS** dated October 29, 2018 and recorded November 8, 2018 in the Recorder's Office of **Cook County in the State of ILLINOIS**, as Document no(s) **1831222018 & 1831222019** to the premises therein described, situated in the County of **Cook, State of ILLINOIS**, as follows, to-wit:



**\*\*See attached Exhibit "A" attached hereto and made a part hereof\*\*\***

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 13-32-400-058-0000 and 13-32-400-059-0000  
Address(es) of premises: 1840 N. CENTRAL AVE., CHICAGO, IL 60639

**IN WITNESS WHEREOF**, **FIRST BANK CHICAGO** formerly known as **FIRST BANK OF HIGHLAND PARK**, has caused these presents to be signed by its **OFFICER** and attested by its **OFFICER**, and the corporate seal hereto affixed for the uses and purposes therein set forth this **9th day of May 2023**

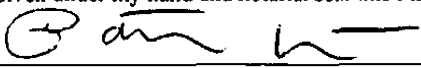
**FIRST BANK CHICAGO** formerly known as **FIRST BANK OF HIGHLAND PARK**

BY:  (seal) Attest:  (seal)  
Scott Elza, Senior Vice President Deuen Villa, Loan Operations Quality Control Team Lead

STATE OF ILLINOIS ) ss.  
COUNTY OF LAKE )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that the abovenamed officers of **FIRST BANK CHICAGO**, formerly known as **FIRST BANK OF HIGHLAND PARK**, personally known to me be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said corporation as of their free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this **9th day of May 2023**

  
Notary Public

(Seal)



This instrument was prepared by: **FIRST BANK CHICAGO**, 633, SKOKIE BLVD, NORTHBROOK, IL 60062

**Mail Recorded Document to:**  
**HT Central Development LLC**  
310 S Michigan Ave., Unit 1409  
Chicago, IL 60604

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## EXHIBIT "A"

### PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING) PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, 261.38 FEET TO A POINT THAT IS 173.0 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES 14 MINUTES 39 SECONDS WEST, 117.0 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 173.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, 272.43 FEET TO THE POINT ON THE CENTER OF A WALL EXTENDED FROM THE WEST; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID EXTENDED LINE AND THE CENTER OF SAID WALL, 443.55 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 18 SECONDS EAST, 25.53 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 0.50 FEET TO THE CENTER OF A WALL; THENCE NORTH 0 DEGREES 12 MINUTES 18 SECONDS EAST, ALONG SAID CENTER OF WALL, 129.52 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

### PARCEL 2 (PARKING AREA):

THAT PART OF LOT 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 75.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 50.0 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 94.68 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, 49.94 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 50.43 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS WEST, 50.86 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 29 SECONDS WEST, 6.99 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 43 SECONDS WEST, 22.09 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89

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DEGREES 43 MINUTES 05 SECONDS WEST, 156.43 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 55 SECONDS EAST, 114.57 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 113.40 FEET; THENCE SOUTH 32 DEGREES 15 MINUTES 45 SECONDS EAST, 21.04 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 04 SECONDS WEST, 22.73 FEET; THENCE SOUTH 33 DEGREES 48 MINUTES 59 SECONDS WEST, 30.52 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 43 SECONDS EAST, 68.69 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

PERPETUAL EASEMENT OVER THE EAST 33.00 FEET OF LOT 1 KEENEY INDUSTRIAL DISTRICT, AFORESAID, FOR PRIVATE STREET, AS CONTAINED IN AND CREATED BY THE DEED FROM JOHN S. PHIPPS, AND OTHERS, AS TRUSTEES OF THE PHIPPS INDUSTRIAL LAND TRUST TO CAINE STEEL CO., DATED JULY 25, 1951 AND RECORDED SEPTEMBER 27, 1951 AS DOCUMENT 15179304; ALSO CONTAINED IN DEED DATED JUNE 2, 1953 AND RECORDED SEPTEMBER 21, 1953 AS DOCUMENT 15724372.

**PARCEL 4: LOADING DOCK EASEMENT:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND LOADING AND UNLOADING OF VEHICLES AND PEDESTRIANS OVER AND ACROSS THE FOLLOWING "LOADING DOCK PARCEL", AS CREATED BY THE LOADING DOCK EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231085.

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 159.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING) PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 136.21 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 41.96 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 136.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 5:**

NON-EXCLUSIVE EASEMENT FOR PRIVATE STREET 50 FEET IN WIDTH, COMMONLY KNOWN AS NORTH MAJOR AVENUE, AS SET FORTH IN DEEDS RECORDED AS DOCUMENTS NO. 12417835, 13655073, 13933934 AND, PARTICULARLY, 16716054, WHICH SAID PRIVATE STREET EXTENDS OVER THE PREMISES DESCRIBED AS FOLLOWS: A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FOOT STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF THE AND PARALLEL TO THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, WHICH SAID POINT IS 643.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 643.07 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AND CONNECTS WITH BLOOMINGDALE AVENUE.

**PARCEL 6: SPRINKLER EASEMENT:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049 AND THE THIRD AMENDMENT THERETO WITH 1840 N. MAJOR, LLC, RECORDED SEPTEMBER 10, 2007 AS DOCUMENT NO. 0725322101 AND THE FOURTH AMENDMENT THERETO WITH HT CENTRAL DEVELOPMENT LLC RECORDED OCTOBER 16, 2007 AS DOCUMENT NO. 0728934090.