

UNOFFICIAL COPY

TO: CHICAGO TITLE INSURANCE COMPANY
1795 W. STATE ST.
GENEVA, IL 60134

Doc#: 2313519055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/15/2023 09:58 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
UNION NATIONAL BANK
101 E. CHICAGO STREET
ELGIN, IL 60120

This Document Prepared By:
Union National Bank
101 E. Chicago Street
Elgin, IL 60120


1 All 17016000GV

FULL SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS EXECUTED AND RECORDED PER THE ATTACHED COPIES

KNOWN ALL MEN BY THESE PRESENTS, that UNION NATIONAL BANK, a National Banking Association existing under the laws of the United States of America, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, CONVEY, RELEASE and QUIT CLAIM unto the Grantor described in the copies attached, all the right, title, interest, claim of demand whatsoever it may have acquired in, through or by a certain MORTGAGE & ASSIGNMENT OF RENTS executed and recorded per the attached copy, executed and recorded per the attached copy, if said Assignment of Rents is attached to this release, to the premises therein described, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said corporation has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized officer and attested by its authorized officer, this May 12, 2023.

UNION NATIONAL BANK

BY: 
Jay D. Deihns

ATTEST:
BY: 
David W. Barr

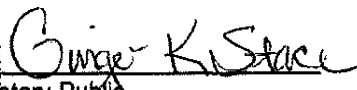
Title: Senior Vice President

Title: Vice President

STATE OF ILLINOIS)
COUNTY OF KANE)

I, the Notary Public (whose seal is affixed) in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT the above two officers personally known to me to be the authorized signers of UNION NATIONAL BANK, ELGIN, ILLINOIS, a national banking association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such authorized signers then signed and delivered the said instrument as authorized signers of said association, pursuant to authority given by the Board of Directors of said association as their free and voluntary act, and as the free and voluntary act and deed of said association for the uses and purposes therein set forth. GIVEN under my hand and Notarial seal this May 12, 2023.




Ginger K. Stace
Notary Public

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TITLE VESTED IN:

CF III 11305 Franklin LLC, a Delaware Limited Liability Company

Mortgage dated September 28, 2017 and recorded October 6, 2017 as Document No. 1727939092 made by CF III 11305 Franklin LLC, a Delaware Limited Liability Company, to Union National Bank to secure a note in the amount of \$990,000.00.

Modification of Mortgage dated February 17, 2022 and recorded March 15, 2022 as Document No. 2207407374 made by CF III 11305 Franklin LLC, a Delaware Limited Liability Company, to Union National Bank.

Assignment of Rents dated September 28, 2017 and recorded October 6, 2017 as Document No. 1727939093 made by CF III 11305 Franklin LLC, a Delaware Limited Liability Company, to Union National Bank.

LEGAL DESCRIPTION:

See attached Exhibit "A"

Property commonly known as: 11305 Franklin Avenue, Franklin Park, IL 60131

PIN: 12-19-400-113-0000, 12-19-400-138-0000, 12-19-400-141-0000

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EXHIBIT "A"

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST QUARTER (SAID POINT BEING 54.13 FEET DUE SOUTH OF A BRONZE MONUMENT MARKING THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF SAID FRANKLIN AVENUE) AND RUNNING THENCE SOUTH 67 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE (SAID SOUTHWESTERLY LINE FORMING A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST QUARTER AND BEING 50 FEET SOUTHWESTERLY FROM, AT RIGHT ANGLE MEASUREMENT, AND PARALLEL WITH SAID CENTER LINE), 1546.60 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 14,493.46 FEET, FOR A DISTANCE OF 432.14 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH A LINE 1825.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SAID POINT BEING THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19 AFORESAID, 739.36 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE OF THE RAILROAD RIGHT OF WAY 489.93 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RAILROAD RIGHT OF WAY, BEING A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 491.84 FEET, FOR A DISTANCE OF 15.24 FEET TO A POINT; THENCE NORTH 80 DEGREES 46 MINUTES WEST 46.25 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 301.85 FEET, FOR A DISTANCE OF 333.60 FEET TO A POINT, THENCE NORTHERLY ALONG ANOTHER CURVED LINE, CONVEX WESTERLY, HAVING A RADIUS OF 287.94 FEET, FOR A DISTANCE OF 74.27 FEET TO A POINT OF TANGENCY WITH A LINE 2035.49 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 354.58 FEET TO THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE, AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE FOR AN ARC DISTANCE OF 231.53 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 54.13 FEET DUE SOUTH OF THE BRONZE MONUMENT AT THE CENTER LINE OF FRANKLIN AVENUE AND RUNNING THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE, SAID LINE BEING 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID AVENUE (AT RIGHT ANGLE MEASUREMENT), SAID LINE ALSO FORMS A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST 1/4, FOR A DISTANCE OF 1546.60 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE, SAID LINE BEING A CURVED LINE TANGENT TO LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 14,493.46 FEET, FOR A DISTANCE OF 366.39 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 1765.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR

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A DISTANCE OF 526.86 FEET TO A POINT (BEING THE SOUTHWEST CORNER OF SANDRA AVENUE); THENCE EAST, PERPENDICULAR TO SAID PARALLEL LINE, ALONG THE SOUTH LINE OF SANDRA AVENUE 30 FEET TO ITS INTERSECTION WITH A LINE 1795.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4, AFORESAID, AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH ALONG SAID PARALLEL LINE 239.30 FEET TO A POINT IN THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, AND PACIFIC RAILROAD COMPANY AS SAID RIGHT OF WAY IS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 56325 ON PAGES 243 TO 248 AS DOCUMENT NUMBER 17253047 ON THE 7TH OF JULY, 1958; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY LINE 30 FEET TO ITS INTERSECTION WITH A LINE 1825.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE 239.29 FEET TO THE AFORESAID SOUTH LINE OF SANDRA AVENUE; THENCE WEST ALONG SAID SOUTH LINE 30 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN LATORIA BROTHERS CONSTRUCTION COMPANY SUBDIVISION UNIT #3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSE OVER THE NORTHERLY 8 FEET OF LOT 7 IN AFORESAID SUBDIVISION, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 3, 1979 AS DOCUMENT 25033380.

PARCEL 5:
NON-EXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENT IN FAVOR OF PARCEL 2 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800201240 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR ACCESS TO ALL PUBLIC UTILITIES OVER AND UPON AN AREA OF A PARCEL OF LAND LYING W AND ADJOINING SAID PARCEL 2 AND DEPICTED ON EXHIBIT "C" ATTACHED THERETO.

Property Address Known As: 11305 Franklin Avenue, Franklin Park, IL 60131

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