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Doc#: 2407902084 Fee: \$109.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/19/2024 9:59 AM Pg: 1 of 4

This Instrument Prepared by
and to be Returned to:

Andrew Lampert
Federman Steifman LLP
414 North Orleans Street
Suite 210
Chicago, Illinois 60654

Permanent Tax Index Numbers
And Address: See Exhibit A

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

RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT THE BUDMAN BUILDING, LLC, an Illinois limited liability company ("**Mortgagee**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, convey and quit-claims unto **ANZAROLI, LLC**, an Illinois limited liability company and **PATALONE, LLC**, an Illinois limited liability company, any title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by:

- Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated February 4, 2022 and recorded February 9, 2022 as Document No. 2204049016 made by Anzaroli, LLC, an Illinois limited liability company, to The Budman Building, LLC, an Illinois limited liability company in the amount of \$710,000.00

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Exhibit A

LEGAL DESCRIPTION OF PROPERTY

1446 West Barry Avenue

LOT 139 IN ALTGELD'S SUBDIVISION OF BLOCKS 1,2,3,4,7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE ON THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 14-29-105-020-0000

Common Address: 1446 West Barry Avenue, Chicago, Illinois 60657

17 East Division

PARCEL 1:

UNIT 1E IN KIRKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF OUT LOT OR BLOCK 1 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 159 1/2 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOT OR BLOCK 1;

THENCE EAST ALONG THE SOUTH LINE OF DIVISION STREET AS NOW OPENED 48.80 FEET;

THENCE SOUTH 86 FEET MORE OR LESS TO THE NORTH LINE OF THE EAST AND WEST 16 FOOT ALLEY AS SHOWN ON THE PLAT OF THE SUBDIVISION OF THE SOUTH 1/2 OF ORIGINAL BLOCK 1 IN THE CANAL TRUSTEES' SUBDIVISION RECORDED JULY 6, 1883 AS DOCUMENT 480016;

THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY 48.80 FEET;

THENCE NORTH TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

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WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26454276, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE E, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26454276 AND AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 85141347.

Permanent Index Number: 17-03-200-073-1001

Common Address: 17 E. Division St., Unit 1E, Chicago, IL 60610

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