

# UNOFFICIAL COPY

Doc#: 2416602073 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/14/2024 9:56 AM Pg: 1 of 5

Instrument prepared by:  
Fidelity National Title Insurance Co.  
7130 Glen Forest Dr., Suite #300  
Richmond, VA 23226

Return to:  
Fidelity National Title Insurance Co.  
7130 Glen Forest Dr., Suite #300  
Richmond, VA 23226

File No: 5000005048  
Site ID: TC187389  
State: IL  
County: Cook

## RELEASE OF MORTGAGE

### KNOW ALL MEN BY THESE PRESENTS THAT:

**Hancock Whitney Bank, as Administrative Agent ( Lender), DOES HEREBY CERTIFY** that a certain Mortgage and Assignment of Leases and Rents , made by LD Acquisition Company 19 LLC (Grantor) recorded on 11/24/2020 as Instrument No. 20327412201 in the office of the Recorder of Deeds Cook County, in the State of Illinois, is fully paid, satisfied, released and discharged.

Permanent Real Estate Index Number(s): 12-34-400-022-0000

Address(es) of premises: 2001 N 17<sup>th</sup> Ave Melrose Park, IL 60160

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURES

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Secured Party has executed this document this 29<sup>th</sup> day of May, 2024

Signed in the Presence of:

Hancock Whitney Bank, as Administrative Agent

[Signature]

By: [Signature]  
Nate Ellis

Print Name: Denise Cooper

Its: SVP, Middle Market Banking

[Signature]

Print Name: Katrina Collins

(CORPORATE SEAL)

STATE OF TEXAS

COUNTY OF HARRIS

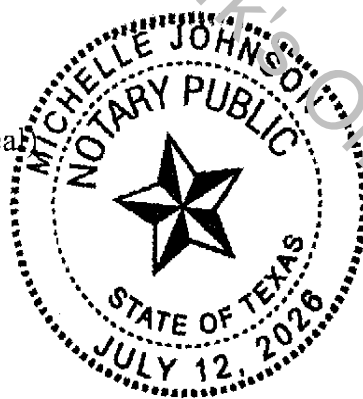
On this 29<sup>th</sup> day of May, 2024 before me, Michelle Johnson, a notary public, personally appeared Nate Ellis, SVP Hancock Whitney Bank, as Administrative Agent who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



County: Cook  
State: IL

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Cook, City of Melrose Park, State of Illinois, and is described as follows:

#### Parcel 1:

A parcel of land being a part of Lot 4 in Block 2 of Franklin Farms, being a subdivision of the North 1/2 of the South East 1/4 and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of Section 34, Township 40 North, Range 12 East of the Third Principal Meridian, lying South of the Indian boundary line except that part taken for railroad, described as follows: Beginning at a Point in the North line of the South 300 feet of the North 468.66 feet of said Lot 4, a distance of 13.21 feet West of the North and South center line of the West 1/2 of the West 1/2 of the South East 1/4 of said Section; thence East along the North line of the South 300 feet of the North 468.66 feet of said Lot 4, a distance of 3.21 feet to a point 10.00 feet West of the North and South center line of the West 1/2 of the West 1/2 of the South East 1/4 of said Section, thence North along a line 10.00 feet West and parallel with said North and South center line a distance of 34.18 feet to a point of tangency thence Southwesterly along an arc of a circle convex to the Southeast and having a radius of 183.18 feet a distance of 34.37 feet to the point of beginning in Cook County, Illinois.

#### Parcel 2:

The North 234 feet of the South 300 feet of the North 468.66 feet of that part of Lot 4 in Block 2 in Franklin Farms, being a subdivision of the North 1/2 of the South East 1/4 and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of Section 34, Township 40 North, Range 12 East of the Third Principal Meridian, lying South of the Indian boundary line (except that part taken for railroad) lying East of the East line of 17th Avenue being a line 33 feet East of and parallel with the West line of said Lot 4 and lying West of a line 10 feet West of and parallel with the North and South center lines of the West 1/2 of the West 1/2 of the Southeast 1/4 of Said Section 34 in Cook County Illinois.

Less and except all that portion described, lying East of the Railroad right-of-way.

# UNOFFICIAL COPY

## TOWER EASEMENT

THE NORTH 50 FEET OF THE WEST 50 FEET OF THE EAST 65 FEET OF THE NORTH 234 FEET OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF THAT PART OF LOT 4 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PART TAKEN FOR RAILROAD) LYING EAST OF THE EAST LINE OF 17TH AVENUE BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 4 AND LYING WEST OF A LINE 10 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 IN COOK COUNTY ILLINOIS, ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 234 FEET OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF SAID LOT 4 WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 17TH AVENUE; THENCE NORTH 88°16'30" EAST ALONG SAID NORTH LINE, 223.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'30" EAST ALONG SAID NORTH LINE, 50.00 FEET; THENCE SOUTH 1°53'47" EAST, 50.00 FEET; THENCE SOUTH 88°16'30" WEST, 50.00 FEET; THENCE NORTH 1°53'47" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET (0.057 ACRES), MORE OR LESS.

## ACCESS & UTILITY EASEMENT

A 12.00 FOOT WIDE ACCESS & UTILITY EASEMENT IN THAT PART OF THE NORTH 234 FEET OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF THAT PART OF LOT 4 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PART TAKEN FOR RAILROAD) LYING EAST OF THE EAST LINE OF 17TH AVENUE BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 4 AND LYING WEST OF A LINE 10 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINES OF THE WEST 1/2 OF

# UNOFFICIAL COPY

**THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 IN COOK COUNTY ILLINOIS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

**COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 234 FEET OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF SAID LOT 4 WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 17TH AVENUE;  
THENCE NORTH 88°16'30" EAST ALONG SAID NORTH LINE, 223.82 FEET;  
THENCE SOUTH 1°53'47" EAST, 17.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 88°16'30" WEST, 68.04 FEET; THENCE SOUTH 60°11'17" WEST, 147.02 FEET; THENCE SOUTH 52°16'05" WEST, 31.91 FEET TO THE POINT OF TERMINATION ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 17TH AVENUE.**

**CONTAINING 2,964 SQUARE FEET (0.068 ACRES), MORE OR LESS.**