

-88-444400

PROPERTY NAME:

Eagle Plaza,  
Palatine, Illinois

RELEASE OF MORTGAGE,  
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT,  
RELEASE OF SECURITY AGREEMENT,  
AND ASSIGNMENT OF INTEREST IN LAND TRUST

DATED: August 30, 1988

MORTGAGEE AND SECURED PARTY: *a creditor*  
BT Private Clients Corp., a Delaware corporation having an office at 233 South Wacker Drive, Chicago, Illinois

MORTGAGOR AND DEBTOR: First Illinois Bank of Evanston, N.A. as Trustee under Trust No. 3147, Mortgagor; Lawrence J. Starkman, Debtor

MORTGAGE AND LOAN AMOUNT: \$4,000,000

TRUSTEE: First Illinois Bank of Evanston, N.A., 600 Davis Street, Evanston, Illinois 60201

TRUST NO.: R-3147

DATE OF TRUST AGREEMENT: June 18, 1985  
DEPT-01 RECORDING \$16.00  
T42222 TRAN 852 09/27/88 15:48:00  
\$6263 \*S \*88-444400  
COOK COUNTY RECORDER

MORTGAGE DATE AND RECORDING DATA: July 25, 1986; recorded August 18, 1986 as Document No. 86560242 with the Cook County Recorder

SECURITY AGREEMENT DATE: July 25, 1986

88444400

In consideration of ten (\$10.00) dollars and other good and valuable consideration, BT Private Clients Corp. as the holder of (a) the Mortgage, Assignment of Rents and Security Agreement (the "Mortgage") and (b) the Security Agreement referred to above and the Note and other obligations secured thereby, hereby releases (i) the lien of the Mortgage from the property described on Annex I hereto and (ii) the security interest created by said Security Agreement in the collateral described on Annex II hereto.

IN WITNESS WHEREOF, BT Private Clients Corp. has executed and delivered this Release the day and year first above written.

BT PRIVATE CLIENTS CORP.

BY *M. R. [Signature]*

ANNEX I - Mortgaged Property  
ANNEX II - Collateral

*Return to Jeff Bradd*

*1600*  
SHERWIN MANAGEMENT  
A DIVISION OF WINDSOR MANAGEMENT, INC.  
600 DAVIS STREET  
EVANSTON, ILLINOIS 60201

*Return to Recorder's Box 312*  
ROBBINS, RUBINSTEIN, SALOMON & GREENBLATT, LTD.  
ATTORNEYS AT LAW  
SUITE 1000  
25 EAST WASHINGTON STREET  
CHICAGO, ILLINOIS 60602  
*nr*

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PROPERTY  
...  
...  
...

RELEASE OF MORTGAGE  
ASSIGNMENT OF INTEREST AND SECURITY AGREEMENT  
RELEASE OF SECURITY AGREEMENT  
AND ASSIGNMENT OF INTEREST IN LAND

August 30, 1988

DATED

Property of Cook County Clerk's Office

MORTGAGE  
...  
...

MORTGAGE  
AND TRUST

MORTGAGE  
...  
...

\$4,000,000

R-115

July 28, 1988

MORTGAGE  
...  
...

July 28, 1988; recorded and  
in Document No. 8803000 with  
Cook County Recorder

SECURITY AGREEMENT

July 28, 1988

88-44400

The consideration of Jan (410,000) ...  
and various considerations PT Private Client Corp ...  
holder of the mortgage Assignment of Bonds and ...  
Agreement (the "Mortgage") and (b) the Security Agreement ...  
in part as above and the notes and other obligations ...  
thereby, hereby releases (i) the lien of the mortgage ...  
property described on Annex I hereto and (ii) the ...  
interest created by said Security Agreement in the ...  
described on Annex I hereto

IN WITNESS WHEREOF, the Private Client Corp, has  
executed and delivered this Release this day and year first  
written.

AT PRIVATE CLIENT CORP

ANNEX I Mortgage Property  
ANNEX II Release

ROBERTS MURPHY  
& COMPANY

CHERYL M. MANA...  
...  
...

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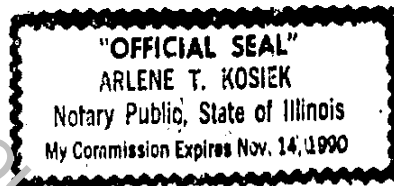
STATE OF ILLINOIS    )  
                              :    ss.  
COUNTY OF COOK     )

The foregoing instrument was acknowledged before me  
this 30th day of August, 1988 by MICHAEL R. MCKENZIE of BT  
PRIVATE CLIENTS CORPORATION, a Delaware corporation, on behalf of  
the corporation.

*Arlene T. Kosiek*

Notary Public

My commission expires: Nov. 14, 1990



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STATE OF ILLINOIS  
COUNTY OF COOK

...  
...  
...  
...  
...

NOTARY PUBLIC  
OFFICE OF THE  
NOTARY PUBLIC  
STATE OF ILLINOIS

Property of Cook County Clerk's Office

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## EXHIBIT

Title: First Illinois Bank of Evanston, as Trustee under Trust Agreement dated June 18, 1985 and Known as Trust Number R-3147

Property Address: 130-156 Northwest Highway, Palatine, Illinois

Permanent Index No's: 02-15-201-012, 02-15-201-013 and 02-15-201-014

### Legal Description

#### PARCEL 1:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE NORTHWEST HIGHWAY AND THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 167.3 FEET; THENCE NORTHEASTERLY PERPENDICULAR AND AT RIGHT ANGLES TO THE CENTER LINE OF NORTHWEST HIGHWAY A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 373 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, A DISTANCE OF 530 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 504.99 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, A DISTANCE OF 380 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 182 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING;

(EXCEPT FROM SAID TRACT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID 55.5 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 214.49 FEET THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 246.90 FEET; THENCE NORTHEASTERLY ALONG A LINE HAVING AN INTERIOR ANGLE OF 90 DEGREES 6 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 104.99 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1.10 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF TRACT AFORESAID, 16.55 FEET TO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 265.26 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING) (ALSO EXCEPT FROM SAID TRACT THAT PART DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE WEST LINE OF SAID PARCEL AFORESAID 53.5 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON SAID WEST LINE OF TRACT 19.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 162 FEET; THENCE NORTHEASTERLY ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED 170.71 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT BEGINNING), IN COOK COUNTY, ILLINOIS:

PARCEL 2:

A PARCEL OF LAND LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE NORTHWEST HIGHWAY AND THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 167.31 FEET; THENCE NORTHEASTERLY PERPENDICULAR AND AT RIGHT ANGLES TO THE CENTER LINE OF NORTHWEST HIGHWAY A DISTANCE OF 50 FEET TO THE POINT BEGINNING OF TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 373 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, A DISTANCE OF 530 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 304.34 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, A DISTANCE OF 190 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 182 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 141.62 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID 53.5 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 214.40 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 246.90 FEET; THENCE NORTHEASTERLY ALONG A LINE HAVING AN INTERIOR ANGLE OF 90 DEGREES 30 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 204 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 4.10 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF TRACT AFORESAID, 16.35 FEET TO A LINE 53 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 285.26 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 3:

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A PARCEL OF LAND LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE NORTHWEST HIGHWAY AND THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF NORTHWEST HIGHWAY A DISTANCE OF 167.31 FEET; THENCE NORTHEASTERLY PERPENDICULAR AND AT RIGHT ANGLES TO THE CENTER LINE OF THE NORTHWEST HIGHWAY A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 373 FEET; THENCE



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NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 530 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF NORTHWEST HIGHWAY A DISTANCE OF 504.99 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 380 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 182 FEET THENCE SOUTHWESTERLY A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID 305 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON SAID WEST LINE OF SAID TRACT, 75.0 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID TRACT 182.0 FEET TO AN INSERT CORNER OF SAID TRACT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 70.71 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## ANNEX II

All machinery, apparatus, equipment, fittings and fixtures of every kind and nature whatsoever, all furniture, furnishings and other personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the real property legally described on Annex I attached hereto and made a part hereof.

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IN WITNESS

All machinery, apparatus, equipment, fixtures, and contents of the premises, including but not limited to, all furniture, fixtures, and contents of the premises, and all other personal property now or hereafter attached to or on the premises, in any way in connection with the use, operation and maintenance of the premises, shall be deemed to be the real property legally described on Annex I attached hereto and made a part hereof.

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