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ILLINOIS  
ASSET NAME: 253 E. Delaware  
ASSET NO. : 1002

## PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

THAT BEN FRANKLIN FINANCIAL CORP., a Delaware corporation, with offices at 1100 North Market, Wilmington, Delaware, 19890, DOES HEREBY CERTIFY that a certain Mortgage and Assignment of Rents made by the Franklin Delaware Corporation to Uptown Federal Savings dated August 31, 1987, and recorded September 23, 1987, as Document Nos. 87-519958 and 87-519959 with the Cook County Recorder of Deeds and assigned to BEN FRANKLIN FINANCIAL CORP. by Assignment recorded as Document No. 88-046640 has been partially paid and satisfied and does hereby release and quit claims the following described real estate from the lien of said Mortgage and Assignment of Rents:

Unit 12G together with its undivided percentage interest in the common elements in 253 East Delaware Condominium as delineated and defined in the Declaration recorded as Document Number 25993150, in the south fractional 1/4 of fractional section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Index No. 17-03-222-025-1133 M

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THAT FIRST NATIONWIDE BANK, a Federal Savings Bank, with offices at 700 Market Street, San Francisco, California, 94102, that received a Collateral Assignment of the aforementioned Mortgage and Assignment of Rents recorded as Document No. 88-046639 does further consent to the release and quit claim of the aforescribed real estate from Mortgage and Assignment of Rents recorded as Document No. 87-519958 and 87-519959.

That the issuance of this partial release by BEN FRANKLIN FINANCIAL CORP. and FIRST NATIONWIDE BANK should not be construed as affecting any other real estate encumbered by the aforementioned Mortgage and Assignment of Rents.

Dated this 26th day of February, 1988.

BEN FRANKLIN FINANCIAL CORP., a  
Delaware corporation

BY: Deborah Scott  
Name: DEBORAH SCOTT  
Title: Vice President


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ATTEST:

BY:   
 Name: JANICE MERRICK  
 Title: Secretary

APPROVED FOR PARTIAL RELEASE OF COLLATERAL:

FIRST NATIONWIDE BANK, a federal savings bank

BY:   
 Name: SANDRA J. ZRNIC  
 Title: FIRST VICE PRESIDENT

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do HEREBY CERTIFY that DEBORAH SCOTT, Vice President of BEN FRANKLIN FINANCIAL CORP., and JANICE MERRICK, Secretary of BEN FRANKLIN FINANCIAL CORP., who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of BEN FRANKLIN FINANCIAL CORP. for the uses and purposes set forth therein, and that said Secretary did affix the corporate seal of said BEN FRANKLIN FINANCIAL CORP. to said instrument as said Secretary's own free and voluntary act and as the free and voluntary act of BEN FRANKLIN FINANCIAL CORP., for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 26th day of FEBRUARY, 1988.

[Signature]

NOTARY PUBLIC

CALIFORNIA
STATE OF ILLINOIS)
SAN FRANCISCO) SS.
COUNTY OF COOK )

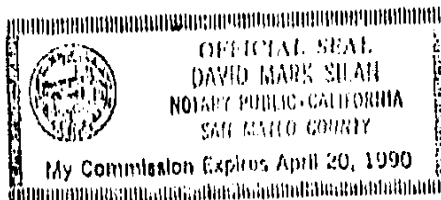
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do HEREBY CERTIFY that SANDRA J. ZRNIC, FIRST VICE PRESIDENT of FIRST NATIONWIDE BANK, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such FIRST VICE PRESIDENT, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of FIRST NATIONWIDE BANK for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 4th day of APRIL, 1988.

[Signature]

NOTARY PUBLIC

INSTRUMENT PREPARED BY AND MAIL TO:
Russell R. Custer, Jr.
Lillig, Kemp & Thorsness, Ltd.
1900 Spring Road, Suite 210
Oak Brook, IL 60521



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## PARTIAL RELEASE OF PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, SIMPLA BROOK REALTY CORP., a Delaware corporation, hereinafter referred to as the "Mortgagor," by Purchase Money Mortgage and Security Agreement dated January 27, 1988, and recorded in the office of the Recorder of Deeds, Cook County, Illinois, on February 1, 1988, as Document No. 88-046611 (the "Mortgage") granted and conveyed unto FIRST NATIONAL BANK, A FEDERAL RESERVE BANK, hereinafter referred to as the "Mortgagee" and its assigns, the premises therein particularly described (the "Mortgaged Premises") to secure, among other things, the performance by Mortgagor and certain other borrowers of their obligations, covenants and agreements contained in a Revolving Loan and Security Agreement dated January 27, 1988, between Mortgagor, the other borrowers and Mortgagee (the "Revolving Loan Agreement") as amended from time to time, and the payment of principal, interest and other sums, if any, due under the said note (as defined in the Revolving Loan Agreement) of even date with the Revolving Loan Agreement in the original principal amount of \$228,871,000.00 by Mortgagor and the other borrowers payable to Mortgagee and any and all other notes issued by Mortgagor and the other borrowers pursuant to the Revolving Loan Agreement; and

WHEREAS, the Mortgagor has requested the Mortgagee to release the premises hereinafter described, being part of the Mortgaged Premises, from the lien and operation of the Mortgage, and Mortgagee is obligated to so release said premises in accordance with Section 20 of the Mortgage;

NOW THEREFORE, the Mortgagee, in consideration of the premises and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged, and hereby waived, forgiven, acquiesced, exonerated and discharged) from the lien and operation of the Mortgage, unto the said Mortgagor, its assigns and assigns, that certain portion of the Mortgaged Premises more particularly described on Exhibit A attached hereto and incorporated herein by this reference,

DO GIVE AND TO HOLD the same, with all appurtenances hereunto, unto the said Mortgagor, its assigns, and assigns forever, freely, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided, however, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrance of the aforesaid mortgage on the remaining part of the Mortgaged Premises not hereby released therefrom, or any of the rights and remedies of the Mortgagee thereon.

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IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 7th day of March, 1982.

FIRST NATIONWIDE BANK,  
A FEDERAL SAVINGS BANK

BY: *Andray Zinic*  
TITLE: *1st Vice President*

BY: *T. Jackson*  
TITLE: *Deputy Vice President*

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08/12/2013



EXHIBIT A

Legal Description of Property

Unit No. 126 in 253 First Delaware Condominium as delineated on a plan of the following described real estate: Lot 2 (except the portion thereof) and all of Lot 6 in Lake Shore Drive Condominium Chicago, a subdivision of Blocks 11 and 20 in Grand Avenue Subdivision of the South fractional 1/4 of fractional section 2 Township 39 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 2023150 together with its undivided percentage interest in the common elements.

PLAT No. 17-03-222-023-1123

Street Address: 253 E. Delaware Pl.  
Chicago, Illinois

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*David Scott Smith*

08/12/13