

# UNOFFICIAL COPY

RELEASE OF REAL ESTATE MORTGAGE

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KNOW ALL MEN BY THESE PRESENTS, that Harry F. Chaddick, individually, by virtue of having been the sole shareholder of First American Realty Co., a dissolved Delaware corporation, who has succeeded to all right, title and interest of First American Realty Co. in and to the Mortgage hereinafter described, of 123 West Madison Street, Chicago, IL 60602, for and in consideration of one dollar, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto: (i) RJB-II Limited Partnership, an Illinois limited partnership whose address is 1156 West Shure Drive, Arlington Heights, IL 60004, and (ii) American National Bank and Trust Company of Chicago, under three Trust Agreements, each dated December 5, 1986 and known as, respectively, Trust Nos. 100785-09, 100786-08, and 100787-07, whose address is 33 North La Salle Street, Chicago, IL 60690, and their successors, legal representatives and assigns, all his right, title, interest, claim and demand whatsoever to the property described in Exhibit A attached hereto which he may have acquired in, through or by that certain Subordinate Purchase Money Mortgage, Security Agreement and Assignment of Rents (the "Mortgage") dated as of December 26, 1986 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 87001718 on January 2, 1987.

IN WITNESS WHEREOF, Harry F. Chaddick has caused these presents to be signed this 15<sup>th</sup> day of July, 1988.

Harry F. Chaddick, individually, by virtue of having been the sole shareholder of FIRST AMERICAN REALTY CO., a dissolved Delaware corporation, who has succeeded to all right, title, claim, demand and interest of First American Realty Co. in and to the Mortgage

By: Harry F. Chaddick  
Harry F. Chaddick

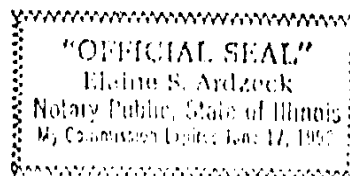
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, Elaine S. Ardzeck, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harry F. Chaddick, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of July, 1988.

Elaine S. Ardzeck  
NOTARY PUBLIC

This Instrument Prepared By:  
Robin N. Collins  
Sonnenschein Carlin Nath  
& Rosenthal  
8000 Sears Tower  
Chicago, Illinois 60606



3022R

7-15-88  
RND:muc(166+9)

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EXHIBIT A

Legal Description

Property of Cook County Clerk's Office

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The South Quarter of the North 4/12ths of the South 60 acres of the East half of the South East Quarter of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian. (Excepting that part thereof lying East of a line described as follows:

Beginning at a point in the North line of said South Quarter of the North 4/12ths of the South 60 acres said point being 363.94 feet West of the East line of said Section 28; thence South to a point in the South line of said South Quarter of THE North 4/12ths of the South 60 acres said point being 364.09 feet West of the East line of said Section 28);

and (excepting that part thereof falling in a tract of land described as follows:

The West 265 feet (except the West 33 feet thereof) of the South Quarter of the North 4/12ths of the South 60 acres of the East half of the South East Quarter of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, and also the West 265 feet of the South 1/3 of the North 3/12ths of the South 60 acres of the East half of the South East Quarter (except from said land the North 120 feet thereof and the West 33 feet thereof) in Cook County, Illinois.

PARCEL 2:

The South 1/3 of the North 3/12ths of the South 60 acres of the East half of the South East Quarter of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, (except from said premises the North 120 feet and also except from the said premises that part described as follows:

Beginning at a point in the North line of said South 1/3 of the North 3/12ths of the South 60 acres said point being 50 feet West of the East line of said Section 28; thence South along a line 50 feet West of and parallel to said East line to a point which is 17.85 feet North of the South line of said South 1/3 of the North 3/12ths of the South 60 acres measured along said East line) thence West along a line 17.85 feet North of and parallel to said South line of said South 1/3 of the North 3/12ths of the South 60 acres 313.92 feet; thence South 17.85 feet to the aforesaid South line of the said South 1/3 of the North 3/12ths of the South 60 acres; thence East along said South line 363.94 feet to the aforesaid East line of said Section 28; thence North 164.34 feet along said East line to the North line of the aforesaid South 1/3 of the North 3/12ths of the South 60 acres; thence West 50 feet to the point of beginning.

and also except from said premises that part falling in a tract of land described as follows:

The West 265 feet (except the West 33 feet thereof) of the South Quarter of the North 4/12ths of the South 60 acres of the East half of the South East Quarter of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, and also the West 265 feet of the South 1/3 of the North 3/12ths of the South 60 acres of the East half of the South East Quarter (except from said land the North 120 feet thereof and the West 33 feet thereof) in Cook County, Illinois.

PARCEL 3:

Lots 12, 21, 22 and 31 in Cicero Avenue and 77th Street Subdivision being a subdivision of the South 1/5 of the North 5/12ths of the South 60 acres of the East 1/2 of the South East 1/4 of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Numbers: 19-28-401-030

Volume: 406

Affects part of Parcel 1

19-28-401-032

Affects part of Parcel 1, all of Parcel 2 and other property

19-28-413-010

Affects Lot 22 of Parcel 3

19-28-413-001

Affects Lot 31 of Parcel 3

19-28-414-010

Affects Lot 12 of Parcel 3

19-28-414-001

(Affects Lot 21 of Parcel 3)

Street Address: 7700 S. Cicero  
Chicago, Illinois

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## EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

(Highway Freight Center)

That part of the South West Quarter of the North East quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at the point on the South line of Chicago and Illinois Western Railroad right of way, said point being 383.00 feet East of the West line of said South West Quarter of the North East Quarter, thence East on said South line of Chicago and Illinois Western Railroad right of way 835.15 feet to a line 1430.00 feet West of and parallel to the East line of said Section 34, thence South along said line 1430.00 feet West of and parallel to the East line of said Section 34, 640.00 feet; thence West along a line which intersects said West line of said South West Quarter of the North East Quarter at a point 640.78 feet South of said South line of Chicago and Illinois Western Railroad right of way for a distance of 835.74 feet; thence North parallel to said West line of said South West Quarter of the North East Quarter 640.53 feet to the point of beginning in Cook County, Illinois.

PARCEL 2:

A tract of land consisting of parts of Lot 1 in County Clerk's Division of the West 1/2 of the South East 1/4 of Section 34, together with parts of Lots 5 and 7 in County Clerk's Division of the East 1/2 of the West 1/2 of said Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of a line 428.68 feet South of and parallel to the East and West center line of said Section 34 and a line 33.00 feet East of and parallel to the North and South center line of said Section 34; thence West, along said line 428.68 feet South of and parallel to said East and West center line, 449.95 feet, more or less, to the center line of existing road; thence, South, along said center line of the existing road, 433.29 feet, to a line 861.97 feet South of and parallel to said East and West center line of Section 34; thence East, along said line 861.97 feet South of and parallel to said East and West center line, 449.75 feet, more or less, to said line 33.00 feet East of and parallel to said North and South center line; thence North, along said line 33.00 feet East of and parallel to said North and South center line, 433.29 feet, to the point of beginning, in Cook County, Illinois.

PARCEL 3:

That part of a tract of land consisting of Lot 4 in County Clerk's Division of the East 1/2 of the West 1/2 of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian and the Southwest 1/4 of the Northeast 1/4 of said Section 34, described as follows:

Beginning on the South line of Chicago and Illinois Western Railroad Right of way at a point 33.00 feet East from the West line of said South West 1/4 of the North East 1/4; thence South, parallel to said West line of the Southwest 1/4 of the Northeast 1/4 of Section 34, for a distance of 640.75 feet, to a line which extends West from a point on a line 1430.00 feet West of and parallel to the East line of said Section 34, said point being 640.00 feet South from said South line of Chicago and Illinois Western Railroad Right of way, to a point on said West line of said Southwest 1/4 of the Northeast 1/4, said point being 640.78 feet South from said South line of said railroad right of way; thence West along said line which extends West from a point on a line 1430.00 feet West of and parallel to the East line of Section 34, for a distance of 177.00 feet, to a line 144.00 feet West of and parallel to said West line of said Southwest 1/4 of the Northeast 1/4; thence North, on said line 144.00 feet West of and parallel to said West line of the Southwest 1/4 of the Northeast 1/4 of Section 34, for a distance of 640.92 feet, to said South line of railroad right of way; thence East, on said South line of Railroad right of Way, 177.00 feet to the point of beginning, in Cook County, Illinois.

PARCEL 4:

The North 300.00 feet (except the East 833.00 feet thereof) of the South 600.00 feet of the South East Quarter of the North East Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian.

PARCEL 5:

The North 100.00 feet (except the East 33.00 feet thereof) of the South 300.00 feet of the South East Quarter of the North East Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian.

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**PARCEL 6:**

The North 100.00 feet of the South 300.00 feet of that part of the South West Quarter of the North East Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian, which lies East of a line 1430 feet West from and parallel with the East line of said North East Quarter;

**PARCEL 7:**

Easement for the benefit of Parcels 1, 2, 3, 4 and 5 as created by grant from Peoples Gas Light and Coke Company, a corporation of Illinois, dated January 26, 1967 and recorded January 30, 1967 as Document 20,053,109 for a roadway and installation and maintenance of gas pipelines, electrical conduit systems, sewers, water pipes, conduits, wires, lines, poles and other related facilities, through, along, under and across the following described parcel of land:

The North 188.03 feet of the South 488.03 feet of that part of the South West Quarter of the North East Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian, which lies East of a line 1430.00 feet West from and parallel with the East line of said North East Quarter;

**ALSO**

**PARCEL 8:**

Easement for the benefit of Parcels 1, 2, 3, 4 and 5 as created by grant from Peoples Gas, Light and Coke Company, a corporation of Illinois, dated January 26, 1967 and as Document 20,053,109 for a roadway and installation and maintenance of gas pipelines, electrical conduit systems, sewers, water pipes, conduits, wires, lines, poles and other related facilities, through, along, under and across the following described parcel of land:

A strip of land 100 feet wide extending across the East half of the Southeast Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian, and across a part of Lot 1 in County Clerk's Division of the West half of the Southeast Quarter of said Section 34, said strip of land being bounded and described as follows:

Beginning on the West line of the East 33 feet of said Southeast Quarter of Section 34, at a point thereon which is 247.54 feet South from the North line of said Southeast Quarter and running:

Thence Southwestwardly along a straight line a distance of 1505.27 feet to a point which is 808.09 feet South from said North line of the Southeast Quarter of Section 34, and on a line which is 1430.00 feet West from and parallel with the East line of said Southeast Quarter;

Thence South along the last described parallel line a distance of 107.75 feet to its intersection with a line which is 100 feet, measured perpendicularly, Southeasterly from and parallel with the aforesaid straight line;

Thence Northeastwardly along the last described parallel line a distance of 1505.27 feet to its intersection with said West line of the East 33 feet of Section 34; and

thence North along said West line of the East 33 feet, a distance of 107.75 feet to the point of beginning;

**PARCEL 9:**

Easement for the benefit of Parcels 1, 2 and 3 as created by grant from First American Realty Co., a corporation of Delaware, dated January 26, 1967 and recorded January 30, 1967 as Document 20,053,110 for a roadway, ingress and egress and passage of traffic, and maintaining, servicing, replacing, installing, extending and constructing sewer pipes, water pipes, conduits, cables, wires, lines, poles, fire hydrants and any collateral or similar utility equipment over, upon, along and across the following described parcel of land:

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A parcel of land consisting of a part of the South half of the Northeast Quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian, and consisting also of a part of Lot 1 in County Clerk's Division of the West half of the Southeast Quarter of said Section 34, together with a part of each of Lots 4, 5 and 7 in County Clerk's Division of the East half of the West half of said Section 34, said parcel of land being bounded and described as follows:

Beginning on a line which is 1430 feet West from and parallel with the East line of the Southeast Quarter of said Section 34, at a point thereon which is 891.97 feet South from the North line of said Southeast Quarter, and running

Thence West along a line parallel with the East and West center line of said Section 34 a distance of 1666.39 feet;

Thence North along a line parallel with the East line of said Section 34 a distance of 1257.57 feet;

Thence Northeastwardly along the arc of a circle, convex to the Northwest and having a radius of 102.43 feet, a distance of 160.89 feet to a point 468.03 feet North from said East and West center line of Section 34, which point is 2993.96 feet West from the East line of said Section 34;

Thence East along a line parallel with said East and West center line of Section 34 a distance of 1566.96 feet to its intersection with said line which is 1430 feet West from and parallel with the East line of said Section 34;

Thence South along the last described parallel line a distance of 60.00 feet;

Thence West along a line 408.03 feet North from and parallel with said East and West center line of Section 34 a distance of 1506.39 feet;

Thence Southwestwardly along the arc of a circle, convex to the Northwest and having a radius of 100 feet a distance of 157.08 feet to a point which is 308.03 feet North from said East and West center line of Section 34 and which is 3036.39 feet West from the East line of said Section 34;

Thence South along a line parallel with the East line of said Section 34 a distance of 1040.00 feet;

Thence Southeastwardly along the arc of a circle, convex to the Southwest and having a radius of 100 feet a distance of 157.08 feet to a point which is 2936.39 feet West from the East line of said Section 34 and which is 831.97 feet South from said East and West center line of Section 34;

Thence East along a line parallel with said East and West center line of Section 34 a distance of 1506.39 feet to its intersection with said line which is 1430 feet West from and parallel with the East line of the Southeast Quarter of Section 34; and

Thence South along the last described parallel line a distance of 60.00 feet to the point of beginning, (except that part falling in Parcels 1, 2 and 3) in Cook County, Illinois.

- Permanent Tax Numbers: 16-34-209-013                      Volume: 580  
 (Affects Parcel 1)
- 16-34-302-019  
 (Affects Parcel 2 (except the East 33 feet thereof),  
 Parcel 3 except the North 618.63 feet and East 33  
 feet and other property)
- 16-34-400-010  
 (Affects the East 33 feet of Parcel 2 and  
 other property)
- 16-34-103-011  
 (Affects the North 618.63 feet except the East 33  
 feet of Parcel 3)
- 16-34-209-011  
 (Affects the East 33 feet of Parcel 3)
- 16-34-210-009  
 16-34-209-009  
 (Affect Parcels 4 and 5)

Property Address: 4200 West 35th Place  
Chicago, Illinois

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EXHIBIT A - LEGAL DESCRIPTION

(Central Motor Freight)

PARCEL 1:

That part of the West half of the West half of the North half of the North East Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of the Southerly line of the right of way as conveyed to the Chicago and Grand Trunk Railroad Company by deed recorded as Document 293080 (the right of way conveyed by said Deed now known as that of the Illinois Northern Railway); except that part thereof dedicated for Central Park Avenue by instrument recorded June 4, 1875 as Document 32096; and except the East 300 feet of the South 50 feet thereof conveyed to the Chicago and Illinois Western Railroad by Deed recorded as Document 3815763;

PARCEL 2:

That part of the West 30 feet of the East half of the West half of the North East Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of the North 33 feet thereof and North of the Northerly line of the right of way as conveyed to the Chicago and Grand Trunk Railroad Company by Deed recorded as Document 293080 (right of way conveyed by said Deed now commonly known as that of the Illinois Northern Railway);

PARCEL 3:

Easement for the benefit of Parcels 1 and 2 as created by grant of Easement between S.A. Healy Company, a corporation and Morris Eisen and Ethel Eisen, his wife, and Harry Eisen and Nioma Eisen, his wife, dated September 8, 1959 and recorded September 16, 1959 as Document 17660116 and as corrected by amendment recorded on October 7, 1959 as Document 17679218 for ingress and egress and for the passage of traffic and for the installation, maintenance, repair and replacement of pavement and all utilities on, over and under the following described property to wit:

A parcel of land in the East half of the West half of the North East Quarter of said Section 35 described as follows:

Beginning at the point of intersection of the West line of the East half of the West half of the North East Quarter of said Section 35, with a line 30 feet (measured perpendicularly) Southerly from and parallel with the Southerly line of the right of way of the Illinois Northern Railway Company, said point of intersection being 334.07 feet more or less South from the North West corner of said East half and running thence North Eastwardly along said parallel line, a distance of 31.63 feet to its intersection with a line 30 feet (measured perpendicularly) East from and parallel

with said West line of the East half of the West half of the North East Quarter; thence South along the last described parallel line, a distance of 5.37 feet; thence South Westwardly along the arc of a circle convex to the North West and having a radius of 226.30 feet, a distance of 87.99 feet to a point on the West line of said East half of the West half of the North East Quarter which is 77.47 feet South from the place of beginning; and thence North along said West line of the East half of the West half of the North East Quarter, a distance of 77.47 feet to the place of beginning;

PARCEL 4:

Easement for the benefit of Parcels 1 and 2 as created by grant of Easement between S. A. Healy Company, a corporation and Morris Eisen and Ethel Eisen, his wife, and Harry Eisen and Nioma Eisen, his wife, dated September 8, 1959 and recorded September 16, 1959 as Document 17660116 and as corrected by amendment recorded on October 7, 1959 as Document 17679218 for ingress and egress and the passage of traffic over and under and for the installation, maintenance, repair and replacement of pavement and all utilities on, over and under a strip of land 30 feet wide across the East half of the West half of the North East Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying Southerly of and adjoining the 50 foot right of way of the Illinois Northern Railway Company;

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**PARCEL 5:**

Easement for the benefit of Parcel 1 dated February 19, 1960 and recorded March 8, 1960 as Document 17798729 created by Grant made by The Atchison Topeka and Santa Fe Railway Company and Illinois Northern Railway Company to Near South Co., Inc., for a private road upon and across the tracks and the following described land:

A strip of land 33 feet in width, being all that part of the property of the Atchison, Topeka and Santa Fe Railway Company in the North East Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying Westerly of and adjoining the East line of the West half of said Quarter Section;

**PARCEL 6:**

Easement for the benefit of Parcel 1 dated February 19, 1960 and recorded March 8, 1960 as Document 17798730 created by Grant made by The Atchison, Topeka and Santa Fe

Railway Company and the Illinois Northern Railway Company to Near South Co., Inc., for a private road upon and across the tracks and following described land:

A strip of land 33 feet in width being all that part of the property of The Atchison, Topeka and Santa Fe Railway Company, in the North East Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying Westerly of a line 33 feet Easterly of and parallel to the West line of the East half of the West half of said Quarter Section; all in Cook County, Illinois.

Permanent Tax Numbers:	16-35-200-009	Volume: 580
	(Affects part of Parcel 1)	
	16-35-200-010	
	(Affects part of Parcel 1)	
	16-35-200-011	
	(Affects part of Parcel 1)	
	16-35-200-021	
	(Affects Parcel 2)	

Street Address: 3200 South St. Louis  
Chicago, Illinois

DEPT-01 RECORDING 420.00  
112277 FROM 2264 02/08/89 11:39:00  
18881 : 18 \* 233 - 0260435 1  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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