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PARTIAL RELEASE DEED

20.00

CONTINENTAL BANK N.A., (formerly known as CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO) (the "Bank"), a national banking association, 231 South LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations, does hereby RELEASE, CONVEY AND QUIT CLAIM unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under Trust Agreement dated February 1, 1983, and known as Trust No. 57306, its successors and assigns, all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in Condominium Unit No. 1108 in Fulton House Condominiums situated on the real estate in Cook County, in the State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof (the "Real Estate"), in, through or by the documents listed below, each filed for record in the Recorder's Office of Cook County, in the State of Illinois and each encumbering the Real Estate (and other property):

<u>DOCUMENT</u>	<u>DATE OF DOCUMENT</u>	<u>DOCUMENT NUMBER</u>	<u>DATE OF RECORDATION</u>
Mortgage, Assignment of Rents and Security Agreement	Feb. 1, 1983	26552214	March 30, 1983
Assignments of Rents and Leases	Feb. 1, 1983	26552215	March 30, 1983
Modification Agreement	Dec. 31, 1986	87138437	Mar. 13, 1987
Amendment to Mortgage, Assignments of Rents and Security Agreement	Dec. 1, 1983	27175914	July 7, 1984

together with all appurtenances and privileges thereunto belonging or appertaining.

THIS IS A PARTIAL RELEASE. The validity and enforceability of each document described above shall remain in full force and effect as to the real estate encumbered thereby not specifically released by this Partial Release Deed.

IN WITNESS WHEREOF, the Bank has caused these presents to be signed by its duly authorized officers as of the 3rd day of July, 1990.

CONTINENTAL BANK N.A.

By: Stephen W. Johnson
Its: BANKING OFFICER

ATTEST:

BY: [Signature]

Title: Banking Officer BOX 888-GG

This instrument was prepared by: _____ After Recording Return To:

Thomas Van Beckum, Esq.
Continental Bank N.A.
231 South LaSalle Street
(Law Department - 105/9th floor
Chicago, IL 60697

Lori J. Stelle
3710 Commercial Avenue
Suite 9
Northbrook IL 60062

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 JUL 16 PM 1:54

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PAGE 1 OF 1
(RE: FULTON REAL ESTATE)

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 1108 in Fulton House Condominium as delineated on the plat of survey attached to the Declaration of Condominium recorded on June 5, 1981, as Document 25895835 and Amendments thereto, being parts of Wharfing Lots in Block J and K of the original Town of Chicago and certain vacated streets all in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as declared in Declaration of Easements and Covenants dated June 1, 1981 and recorded June 5, 1981 as Document 25895261 and as created by deeds from LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 100819 to various unit owners over and across all that part of the property and space lying below a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of original Water Lot or Wharfing Lot 1, in Block K in the original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South half (except the North 3.00 feet of said South 1/2) of vacated West Carroll Street lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Commencing at a point on the Northward Prolongation of the West Line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South Line of North 3.00 feet of the South half of vacated West Carroll Street; thence South 87 Degrees 04 minutes 20 Seconds East, along the South Line of the North 3.00 feet of vacated Carroll Street aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 Degrees 04 Minutes 26 Seconds East, a distance of 70.02 feet; thence North 82 Degrees 55 Minutes 32 Seconds East, a distance of 50.16 feet; thence North 07 Degrees 04 Minutes 28 Seconds West, a distance of 55.67 feet; thence North 87 Degrees 04 Minutes 20 Seconds West, a distance of 17.53 feet; thence North 02 Degrees 55 Minutes 50 Seconds East, a distance of 3.68 feet to the South Line of the North 3.00 feet of the South half of vacated Carroll Street aforesaid; thence North 87 Degrees 04 Minutes 20 Seconds East, a distance of 44.21 feet to the point of beginning

Permanent Tax No(s):

17-09-306-011-1071
Unit No. 1108

Property Address:

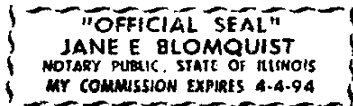
345 N. Canal Street
Chicago, Illinois 60606

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Jane E. Blomquist, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that STEPHEN G. JOHNSON, Banking Officer of the within named CONTINENTAL BANK N.A. (formerly known as CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO), a national banking association, and SUSAN E. SCHAEDEL, of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Banking Officer and BANKING OFFICER, respectively, and to me personally known to be such officers of said Bank, 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 deed of said Bank, for the uses and purposes therein set forth;

GIVEN under my hand and Notarial Seal this 3rd day of July, 1990.



Jane E. Blomquist
Notary Public

90338813

My commission expires:

4-4-94

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