

# UNOFFICIAL COPY

UNIT NO.: C3

## PARTIAL RELEASE DEED

92598839

KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL BANK N.A., a national banking association (the "Bank"), located at 231 South LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RELEASE, CONVEY AND QUIT CLAIM unto CHINESE AMERICAN DEVELOPMENT CORPORATION (the "Beneficiary"), an Illinois corporation located at 209 West 23rd Street, Chicago, Illinois 60697, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO ("Trustee No. 1"), not individually, but solely as Trustee under Trust Agreement dated January 25, 1991 and known as Trust No. 113361-04, located at 33 North LaSalle Street, Chicago, Illinois 60690, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO ("Trustee No. 2"), not individually, but solely as Trustee under Trust Agreement dated July 1, 1987 and known as Trust 67060, located at 33 North LaSalle Street, Chicago, Illinois 60690 (Trustee No. 1, Trustee No. 2 and Beneficiary are hereinafter collectively referred to as "Borrower"), and unto each of their respective successors and assigns, all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in the real estate legally described on Exhibit A attached hereto and made a part hereof (the "Released Real Estate"), in, through or by the documents listed below (the "Mortgage Documents"), each filed or recorded as indicated and each encumbering the Released Real Estate and other property:

1. Construction Mortgage, Assignment of Leases and Rents, Security Agreement, and Financing Statement, between Bank and Borrower, dated as of February 26, 1991, and recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 91106285 on March 8, 1991; and

2. each of those certain UCC Financing Statements, between Bank as Secured Party, and: (a) Trustee No. 1, as Debtor, filed with the Secretary of State of Illinois on March 11, 1991 as File No. 2827162, (b) Trustee No. 1, as Debtor, recorded with the Recorder of Deeds of Cook County, Illinois on March 11, 1991 as Document No. 91U04094, (c) Beneficiary, as Debtor, filed with the Secretary of State of Illinois on March 12, 1991 as File No. 2827163, (d) Beneficiary, as Debtor, recorded with the Recorder of Deeds of Cook County, Illinois on March 11, 1991 as Document No. 91U04095, (e) Trustee No. 2, as Debtor, filed with the Secretary of State of Illinois on March 12, 1991 as File No. 2827161, and (f) Trustee No. 2, as Debtor, recorded with the Recorder of Deeds of Cook County, Illinois on March 11, 1991 as Document No. 91U04093;

together with all appurtenances and privileges thereunto belonging or appertaining.

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It is expressly understood and agreed that this release is partial only and is in no way to operate to discharge, diminish, or affect the liens created by the Mortgage Documents for the benefit of the Bank upon any other of the premises, property or collateral described in the Mortgage Documents but is only to release the premises particularly described in Exhibit A attached hereto and none other; and that the remaining or unreleased premises, property and collateral described in the Mortgage Documents are to and shall remain as security for the prompt payment of the indebtedness described therein as secured thereby and for the full payment and performance of all of the covenants, agreements, conditions and obligations as provided therein or in any other instrument given to secure the indebtedness secured by the Mortgage Documents.

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of such Mortgage Documents; provided, however, that this Release shall act as a full Release and termination of all liens, claims and interests Bank possesses under the Mortgage Documents in and to the Released Real Estate.

IN WITNESS WHEREOF, the Bank has caused these presents to be signed by its duly authorized officers as of the 3<sup>rd</sup> day of August, 1992.

CONTINENTAL BANK N.A.

By: *William Beard*  
Title: *Mr. President*

ATTEST:

By: *Willie G. Buller*  
Title: *LC Officer*

This instrument was prepared by  
and after recording return to:

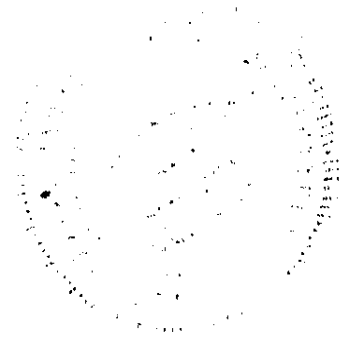
Ronald R. Dietrich, Esq.  
Mayer, Brown & Platt  
190 South LaSalle Street  
Chicago, Illinois 60603

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLE IN WHOSE OFFICE THE MORTGAGE DOCUMENTS WERE FILED.

BOX 333

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

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STATE OF ILLINOIS )  
                          )       SS  
COUNTY OF COOK    )

I, Christine Franczyk, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carolyn Beard, Vice President of the within named CONTINENTAL BANK N.A., a national banking association, and William A. Bolant, Real Estate Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Real Estate 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; and the said Banking Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument, as his own free and voluntary act, and as the free and voluntary act, and as the 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 4<sup>th</sup> day of August, 1992.

Christine Franczyk  
Notary Public

My commission expires:

9-18-93



Office

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## EXHIBIT A

### The Released Real Estate

#### Legal Description:

LOT 11 IN CHINA TOWN SQUARE, BEING A RESUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43, 44, AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAN THEREOF RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS.

Common Street Address: 2149 South Archer Avenue, Chicago, IL 60616

P.I.N.: Part of: 17-21-508-013-0000  
17-21-508-017-0000  
17-21-508-018-0000  
17-21-508-020-0000  
17-21-508-021-0000  
17-21-508-022-0000  
17-21-508-023-0000

\* NO OTHER PROPERTY \*