

RELEASE OF MORTGAGE OR TRUST DEED

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

Above Space For Recorder's Use Only

92239449

KNOW ALL MEN BY THESE PRESENTS, That Lincoln National Bank, A National Banking Association, of the County of Cook and State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage

heretofore mentioned, and the cancellation of all the notes thereby secured and of the sum of one dollar, the receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto

~~Bugette/Wells, Limited Partnership, c/o James Realty Group, 55 W. Hubbard, Chicago, IL~~

here, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage, bearing date the 28th day of June, 1991, and recorded in the Recorder's Office of Cook County in the State of Illinois, ~~XX~~ as document No. 91306550, to the premises therein described as follows, situated in the County of Cook State of Illinois, to wit:

See Exhibit A, attached to, and made a part of this release document.

1992 APR 3 12:10:07 92239449

together with all the appurtenances and provides therein belonging or appertaining

Permanent Real Estate Index Number 14-35-422-010 & 011

205 W. Bugette, Unit B, Chicago, Illinois 60614

Witness our hands and seal this 15th day of March 1992

Tim H. Taylor, Assistant Vice President

Michael J. Lynch, Vice President

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Tim H. Taylor personally known to me to be the Assistant Vice President and

Michael J. Lynch personally known to me to be the Vice President of Lincoln National

Bank, a National Banking Association and personally known to me to be the same persons whose names are subscribed to the

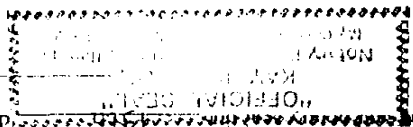
foregoing instrument appeared before me this day in person and severally acknowledged that they signed and delivered the said

instrument and caused the corporate seal of said Association to be affixed thereto pursuant to authority given by the Board of

Directors of said Association, as their free and voluntary act, and as the free and voluntary act of said Association for the uses

and purposes therein set forth

GIVEN under my hand



NOTARY PUBLIC

1992 March

This instrument was prepared by Andrew Eschenbaum, Esq., 205 N. Lincoln Avenue, Chicago, Illinois 60613

**UNOFFICIAL COPY**

Lincoln National Bank  
205 N. Lincoln Avenue  
Chicago, Illinois 60613

6555296

159

14488824 7347433

145 1/17/92

**RELEASE DEED**

Lincoln National Bank

A National Banking Association

Eugenie/Wells Limited Partnership

ADDRESS OF PROPERTY:

405 W. Eugenie, Unit E

Chicago, Illinois 60614

**UNOFFICIAL COPY**

**BOX 333**

MAIL TO:

Lincoln National Bank

Attn: Tim H. Taylor

3959 N. Lincoln Avenue

Chicago, Illinois 60613

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT A

**PARCEL 1:** UNIT E IN THE EUGENIE/WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE LAND, PROPERTY AND SPACE WHICH IS PART OF LOTS 15, 16, 17 AND 18 IN SIM AND D'ANTIN'S SUBDIVISION OF LOTS 14, 15, 16, 17, 18, 19 AND THE SOUTH 63 FEET OF LOT 13 IN NORTH ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION BY STEPHEN F. GALE OF THE SOUTH WEST 1/4 OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91557891, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 25, 1991 AS DOCUMENT 91306546, BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 41486, OVER PART OF LOTS 15, 16, 17 AND 18 AFORESAID, AND INCLUDING EASEMENTS AS SET OUT ON PLAT ACCOMPANYING SAID DECLARATION AS EASEMENTS "B", "D" AND "E".

**PARCEL 3:** EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 25, 1991 AS DOCUMENT 91306546 BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 41486, INCLUDING EASEMENTS FOR THE FOLLOWING PURPOSES OVER THAT PART OF LOTS 15, 16, 17 AND 18 AFORESAID AS SET OUT ON PLAT ACCOMPANYING SAID DECLARATION OF EASEMENTS: "B" - UTILITY, REFUSE AND LOADING; "C" - UTILITY ROOM; "F" - PATIO DRAINS; AND, "G" - COURTYARD DRAINS.

**PARCEL 4:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91557891.

SUBJECT ONLY TO: (1) GENERAL REAL ESTATE TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS WHICH ARE NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) ENCROACHMENTS, IF ANY; (6) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (7) RIGHTS OF THE TENANT UNDER THE EXISTING LEASE OF THE PREMISES ("EXISTING LEASE"), A COPY OF WHICH IS ATTACHED HERETO, IF PURCHASER IS NOT THE TENANT UNDER THE EXISTING LEASE; (8) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD; (10) OPERATING AGREEMENT, AND (11) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER, AS HEREINAFTER DEFINED, IS WILLING TO INSURE WITHOUT COST TO PURCHASER.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT.

92239449