

# UNOFFICIAL COPY

## RELEASE OF MORTGAGE OR TRUST BY CORPORATION (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

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

93546083

8/14/93

KNOW ALL MEN BY THESE PRESENTS, that Boulevard Bank National Association, 410 North Michigan Avenue, Chicago, IL 60611, a national banking association, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter 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 James P. Whitmer heirs, 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 11th day of December, 1989, and recorded in the Recorder's Office of Cook County, in the State of Illinois, in book.....of records, on page....., as Document # 89021142, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

See Attached Exhibit A.

DEPT-01 RECORDINGS \$25.50  
TR#9977 TRAN 9307 07/15/93 09:55:00  
#8956 # \*93-546083  
COOK COUNTY RECORDER

Permanent Real Estate Tax ID #: 17-09-306-001  
Property Address: 365 N Canal, Chicago, IL 60606

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said Boulevard Bank National Association has caused these presents to be signed by its Vice President and attested by its Vice President, and its corporate seal to be hereto affixed, this 8th day of July, 1993.

SEAL

Boulevard Bank National Association

By: [Signature]  
Vice President

Attest: [Signature]  
Vice President

This instrument by prepared by: Robert J. Schlumpberger, 701 Lee Street, Des Plaines, IL 60016

STATE OF ILLINOIS  
COUNTY OF COOK

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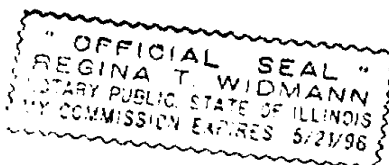
I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that John M. Hesser, personally know to me to be the Vice President of Boulevard Bank National Association, a national banking association, and Ronald T. Larson, personally known to me to be the Vice President of said 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 as such Vice President and Vice President, they signed and delivered the said instrument and cause the corporate seal of said corporation 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 and notarial seal this 8th day of July, 1993.

By: [Signature]

James Whitmer  
365 N. Canal St.  
Chicago, IL 60606

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Property of Cook County Clerk's Office

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EXHIBIT A -- LEGAL DESCRIPTION

## 365 N. CANAL STREET PARCEL:

That part of the land, property and space of the parcel of land hereafter described, referred to as "The Tract", which lies:

(i) North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 85.74 feet South of the Northwest corner thereof and South of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 37.10 feet South of the Northwest corner thereof, which part lies below a horizontal plane having an elevation of 12.89 feet above Chicago City Datum (and being the upper surface of the floor at the ground level of the existing (as of August 29, 1988) townhouse).

(ii) Above a horizontal plane having an elevation of 12.89 feet above Chicago City Datum (and being the upper surface of the floor at said ground level) and lying below a horizontal plane having an elevation of 21.3 feet above Chicago City Datum (and being the upper surface of the floor at the first floor level of said townhouse), said part lying North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 85.74 feet South of the Northwest corner thereof and South of the vertical projection of the lines described as follows: Beginning on the West line of said Wharfing Lot 1, at said point 37.10 feet South of the Northwest corner thereof, and running thence along lines which are perpendicular to or parallel with said West line of Wharfing Lot 1, respectively, the following courses and distances: East 11.05 feet; South 1.37 feet; East 5.83 feet; North 3.72 feet; East 9.82 feet; South 1.85 feet; and East 8.93 feet to the Easterly line of The Tract.

(iii) North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 86.28 feet South of the Northwest corner thereof and South of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 37.10 feet South of the Northwest corner thereof, which part lies above a horizontal plane having an elevation of 21.30 feet above Chicago City Datum (and being the upper surface of the floor at the first floor level of said townhouse).

## THE TRACT

A parcel of land comprised of those parts of Wharfing Lots 1 and 2 in Block J in Original Town of Chicago, a Subdivision in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and of those parts of the lands East of and adjoining said Lots lying West of the North Branch of the Chicago River, which parcel of land is bounded and described as follows:

935-16083

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EXHIBIT A - LEGAL DESCRIPTION

Beginning at the Northwest corner of said Wharfing Lot 1, and running thence East along the North line of said Wharfing Lot 1, and along an Eastward extension of said North line, a distance of 24.25 feet to an intersection with a Northward extension of the Easterly face of the wooden dock, as constructed as of August 7, 1979 (being the date of the deed from American National Bank and Trust Company of Chicago Trust No. 45799 to Frances Meehan recorded October 18, 1979 as Document No. 25,198,718) on the Westerly side of the North Branch of the Chicago River; thence Southwardly along said extended line, and along said Easterly face of said wooden dock, a distance of 85.66 feet to a point 49.47 feet, measured at right angles, East from the West line of said Wharfing Lot 1; thence Southwardly along the Easterly face of said wooden dock a distance of 36.89 feet to a point 55.71 feet, measured at right angles, East from said West line of Wharfing Lot 1; thence Southwardly along the Easterly face of said wooden dock, a distance of 17.54 feet to an intersection with a line 25.00 feet, measured at right angles, Northerly from and parallel with the centerline of Chicago and North Western Railway Company spur track known as ICC Track No. 100 as said track was located as of April 7, 1971 (being the date of the deed from Chicago and Northwestern Railway Company to Harry Weese recorded July 15, 1971 as Document No. 21,546,968); thence Westwardly along said parallel line a distance of 54.82 feet to an intersection with the West line of said Wharfing Lot 2; and thence North along the West line of said Wharfing Lots 2 and 1 a distance of 133.15 feet to the point of beginning.

## EASEMENTS BENEFITTING 365 N. CANAL STREET PARCEL:

Easements as shown by stippled areas and identified by legends as easements on Sheets 2 and 3 of Plat of Survey No. 8806023 revised September 7, 1988 by Chicago Guarantee Survey Company, which Plat of Survey is attached as Exhibit A to the instrument recorded September 20, 1988 as Document No. 88-430,228 to wit:

- (a) Over elevator, walkway and stairs located on the premises North and adjoining known as 367 N. Canal Street at the Lower Level for access.
- (b) Over elevator, entryway, walkway and stairs located on said adjoining premises at the Ground Level for access.
- (c) Over elevator, stairs and entryways located on said adjoining premises at the 1st Floor for access.
- (d) Over elevator and stairways located on said adjoining premises at the 2nd Floor for access.
- (e) Over elevator, entryway and stairways located on said adjoining premises at the 3rd Floor for access.
- (f) For skylight on said adjoining premises at the 4th Floor (Roof).
- (g) Over 1.0 foot strips for utilities.

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