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MELROSE PARK

PARTIAL RELEASE OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS, THAT BANK OF AMERICA ILLINOIS ("BoFA"), formerly known as Continental Bank N.A., an Illinois banking corporation, having its principal place of business at 231 South LaSalle Street, Chicago, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUITCLAIM unto LUNAN FAMILY RESTAURANTS LIMITED PARTNERSHIP, an Illinois limited partnership, and unto its heirs, legal representatives, successors and assigns, all the right, title, interest, claim or demand whatsoever to a portion of the real property encumbered by that certain Mortgage, Assignment of Leases, Assignment of Rents, Security Agreement and Financing Statement ("Mortgage") dated February 4, 1991 and recorded in the Office of the Recorder of Deeds February 15, 1991, as Document No. 91513468, and filed in the Office of the Registrar of Deeds on October 2, 1991 as Document LR4000389, which portion is situated in the County of Cook, State of Illinois, and is legally described on Exhibit A attached hereto and incorporated herein, together with all the real property, appurtenances and privileges thereunto belonging or appertaining ("Property"), which BoFA may have acquired in such property, in, through or by the Mortgage. Said Mortgage was amended as described in Exhibit B attached hereto.

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This is a Partial Release and does not release any covenants, warranties indemnities or other obligations under the documents listed above which by their terms expressly survive the release or termination of such documents; provided, however, that this Partial Release shall act as a full Release and termination of all liens, claims and interests BoFA possesses under such Documents in and to the Property.

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THIS IS A PARTIAL RELEASE and the Mortgage described above continues to be in full force and effect as to other real estate and property described therein and not expressly released hereby or by another instrument of record.

IN WITNESS WHEREOF, BoFA has caused these presents to be signed by its Vice President, this 20 day of March, 1995. *April*

BANK OF AMERICA ILLINOIS, formerly known as Continental Bank N.A.

By: [Signature]

Its: Vice President

DEPT-01 RECORDING \$27.00
 T#0012 TRAN 3775 04/27/95 10:00:00
 #2895 JM *-95-277917
 COOK COUNTY RECORDER

BOX 333-CT1

95013875 COSTA 75 45 919 DEC 2011

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

A parcel of land in the Northeast 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian described as follows: Commencing at a point 94.82 feet South of the North line of aforesaid Section 3 and 33 feet West of the East line of aforesaid Section 3, being the intersection of the West line of 9th Avenue and the South line of North Avenue, running thence North 89°42'10" West in the South line of aforesaid North Avenue a distance of 108.97 feet; thence running South 00°19'50" West 26.50 feet to the point of beginning; thence continuing South 00°19'50" West 131.00 feet; thence running North 89°40'10" West 145.00 feet; thence running North 00°19'50" East 131.00 feet; thence run South 89°40'10" East 145.00 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Non-exclusive easements and rights, appurtenant to and benefitting Parcel 1 to and for the benefit of Bond Drug Company of Illinois and, among others, its successors and assigns, as created and existing by the document entitled "Lease" dated December 26, 1986 between LaSalle National Bank, as Trustee under Trust Agreement dated May 15, 1981 and known as Trust No. 103971, and Bond Drug Company of Illinois, as disclosed by the document entitled "Memorandum of Lease" recorded February 20, 1987 as Document No. 87100763 for, among other things, vehicular parking, pedestrian and vehicular passage, ingress to and egress from said Parcel 1 to and from adjacent streets, highways, roads and rights-of-way over and across all driveways, entrance ways, roadways, walking areas and parking areas located within the area described in said Lease, and for the purpose of connection to and use of existing and future drainage and utility facilities located over, under and across the area described in said Lease.

PIN No.: 15-03-211-007-0000

Commonly known as: 1040 Winston Plaza, Melrose, Park, Illinois

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EXHIBIT B

MORTGAGE AMENDMENT

1. First Amendment to Mortgage, Assignment of Lease, Assignment of Rents, Security Agreement and Financing Statement recorded April 22, 1994 as Document 94361947 and Re-recorded April 27, 1994 as Document 94380074.

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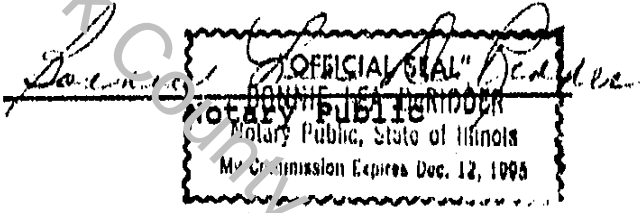
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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Barbara Lee McRae a notary public in and for said County, in the State aforesaid, do hereby certify that Richard [unclear] personally known to me to be the Free President of Bank of America Illinois, formerly known as Continental Bank N.A., an Illinois banking corporation, and 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 acknowledged that as such officer he/she signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, as his/her free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of ^{APRIL} March, 1995.



My Commission Expires:
December 12, 1995

This instrument prepared by and after recorded, return to:

Robert B. Weil
Sonnenschein, Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606

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