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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.

96562800

DEPT-01 RECORDING \$25.50
T#0014 TRAN 7708 07/24/96 13:44:00
43419 + JW *-96-562800
COOK COUNTY RECORDER
10 PENALTY \$22.00

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT Harry Axelrod, as General Partner of The Madison Partners, a General Partnership, and as a Limited Partner of the J/A Partnership, and Murtha Rooney and Mary J. Rooney as Limited Partners of J/A Partnership and August P. Mauro as General Partners of J/A Partnership.

of the County of Cook and State of Illinois, DO HEREBY CERTIFY that a

certain mortgage dated the 21st day of April 1994,

made by American National Bank and Trust Company of Chicago as T/U/A dtd.

12/01/93, known as Trust No. 117688-01,

to The Madison Partners,

and recorded as document No. 94-422-627* in Book _____ at page _____ in the office of

Recorder of Deeds of Cook County, in the State of Illinois

is, with the notes accompanying it, fully paid, satisfied, released and discharged.

*and Assignment of Rents recorded as Document No. 94-422-628

Legal Description of premises:

(See Legal Description Attached)

Permanent Real Estate Index Number(s): (See Attachment)

1545 West Jackson Boulevard - Unit 13

Address(es) of premises: Chicago, IL 60607

is, with the note or notes accompanying it, fully paid, satisfied, released and discharged.

Witness his hand and seal on this 9th day of July 1996

THE MADISON PARTNERS

BY Harry Axelrod (SEAL)

Harry Axelrod, General Partner

* See Attached Rider (SEAL)

STATE OF ILLINOIS

COUNTY OF WILL

ss.

I, Ann R. Seymour

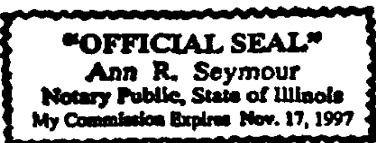
a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harry Axelrod, Managing Partner of The Madison Partners

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of July 1996

Ann R. Seymour
Notary Public

Commission expires 11/17/97



Mail to:

This instrument was prepared by Joseph J. LaRocco, 79 West Monroe Street - Suite 608 Chicago, IL 60603-4905

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Property of Cook County Clerk's Office

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00129596

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RIDER TO ORIGINAL RELEASE DEED

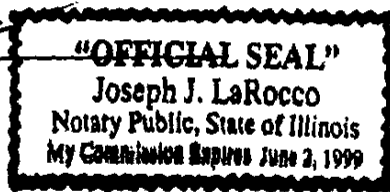
By: *August R. Mauro*
August R. Mauro

By: *Murtha J. Rooney*
Murtha Rooney

By: *Mary J. Rooney*
Mary J. Rooney

Given under my hand and official seal, this 18th day of July, 1996

Joseph J. LaRocco
Notary Public



96562500

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PROPERTY LOCATED AT:

1545 West Jackson Boulevard - Unit 13
Chicago, IL 60607

LEGAL DESCRIPTION RIDER

PARCEL NO. 1

THE EAST 22 FEET OF THE WEST 127.62 FEET OF LOTS 1, 2 AND 3 IN HONORE'S RESUBDIVISION OF LOTS 17 TO 37, INCLUSIVE, IN LAFLIN AND LOOMIS SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NO. 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 94 890 174, AS AMENDED AND AS CREATED IN DEED DATED 7-2-96 AND RECORDED AS DOCUMENT NO. FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1993 AND KNOWN AS TRUST NO. 117688-01 TO DESIREE L. TATE FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 14TH DAY OF OCTOBER, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS. AS DOCUMENT NO. 94 890 174, AS AMENDED BY DOCUMENT NO. 95 194 082 WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREBIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES THERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

PERMANENT TAX INDEX NUMBERS:

17-17-114-001 - 17-17-114-002 - 17-17-114-003 - 17-17-114-004

GRANTOR ALSO HEREBY GRANT TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 94 890 174, AS AMENDED AND GRANTORS MAKE THIS CONVEYANCE SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING PARCELS.

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