

# UNOFFICIAL COPY

96563709

## RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

RETURN TO: JFS  
TICOR TITLE INSURANCE  
203 N. LaSALLE, STE. 1400  
CHICAGO, IL 60601  
RE: 23649-12

Box 15

300A	
	F
300V	
	F

DEPT-01 RECORDING \$33.00  
742202 TRAN 2986 07/24/98 15:24:00  
#1474 # JL #-96-563709  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

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**KNOW ALL MEN BY THESE PRESENTS**, That CPC ADVISORS NO. 1, L.L.C., an Illinois limited liability company ("Mortgagee"), of the County of Cook and State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage and Assignment of Rents and Leases 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 LASALLE NATIONAL TRUST, N.A., as Trustee under Trust Agreement dated February 9, 1990 and known as Trust No. 115265 ("Land Trustee"), its successors and assigns, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage, which is dated September 19, 1994, and recorded in the Recorder's Office of Cook County, Illinois (the "Recorder's Office"), as Document No. 94-821083, encumbering the premises situated in the County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof (the "Mortgaged Premises"), together with all the appurtenances and privileges thereunto belonging or appertaining.

Mortgagee hereby further releases all its right, title and interest in the following:

1. Assignment of Rents and Leases dated September 19, 1994 made by Land Trustee and Westbrook Corporate Center V Associates L.P., an Illinois limited partnership (collectively "Assignor"), to Mortgagee ("Assignee") encumbering the Mortgaged Premises, and recorded in the Recorder's Office as Document No. 94-821084.

2. Unrecorded Assignment of Intangible Property, Contracts, and Ancillary Documents made by Assignor to Assignee and dated September 19, 1994.

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3. Declaration of Covenants, Conditions and Restrictions dated December 14, 1995, and recorded in the Recorder's Office as Document No. 96009048, to the premises situated in the County of Cook, State of Illinois, described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, this Release is executed this 16<sup>th</sup> day of July, 1996.

CPC ADVISORS NO. 1, L.L.C., an Illinois limited liability company

By: CPC Connecticut Advisors, Inc., an Illinois corporation, a member

By:

  
Brian Fargo

Its: Senior Vice President

THIS INSTRUMENT WAS PREPARED BY  
AND MAIL AFTER RECORDING TO:

Sidney G. Saltz, Esq.  
JENNER & BLOCK  
One IBM Plaza  
Chicago, Illinois 60611

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STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, \_\_\_\_\_, a  
notary public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Brian Fargo, personally known to me to be the Senior Vice  
President of CPC Connecticut Advisors, Inc., an Illinois corporation, in its  
capacity as a member of CPC Advisors No. 1, L.L.C., an Illinois limited liability  
company, 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 Senior Vice President, he signed and delivered  
the said instrument pursuant to authority given by the Board of Directors of said  
corporation, as his free and voluntary act, and as the free and voluntary act of  
said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 16th day of July, 1996.



Rosario Ramirez  
NOTARY PUBLIC

Commission Expires 11-16-97

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## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL 1:

Parcel 5 of Lot 1 in Westbrook Corporate Center P.U.D., being a Subdivision of part of the Northeast 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat of survey describing said Parcel 5 attached as Exhibit C to the Instrument recorded July 27, 1990 as Document No. 90-362,816, in Cook County, Illinois.

### ALSO DESCRIBED AS:

That part of Lot 1 in Westbrook Corporate Center P.U.D., being a Subdivision of part of the Northeast 1/2 of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Lot 1; thence North 89 Degrees 50 Minutes 55 Seconds West along the South line of said Lot 1, 741.376 feet to the place of beginning of the tract of land to be described herein; thence continuing North 89 Degrees 50 Minutes 55 Seconds West along the South line of said Lot 1, 702.479 feet to the Southwest corner of said Lot 1; thence North 00 Degrees 14 Minutes 30 Seconds West along the West line of said Lot 1, 451.676 feet; thence South 89 degrees 55 Minutes 02 Seconds East, 149.61 feet; thence North 00 Degrees 04 Minutes 58 Seconds East, 115.0 feet; thence South 89 Degrees 55 Minutes 02 Seconds East, 319.37 feet; thence South 29 Degrees 55 Minutes 02 Seconds East 52.312 feet; thence South 89 Degrees 55 Minutes 02 Seconds East, 208.97 feet; thence South 00 Degrees 04 Minutes 58 Seconds West 520.56 feet to the place of beginning in Cook County, Illinois.

### PARCEL 2:

Easements for the benefit of Parcel 1 as defined in Sections 2.2, 2.3, 2.4, 2.5 and 2.6 of the Westbrook Corporate Center Declaration of Easements, Covenants and Restrictions recorded April 13, 1988 as Document No. 88-153,443 as amended, for the use of the "Roadways" (defined therein) and walkways; for the installation, use, operation, maintenance, repair, replacement and enlargement of the "Facilities" (defined therein); to abut and connect "Buildings" to "Link Structures"; for the installation and maintenance of signs along Wolf Road; for temporary construction use; for the ownership, operation and maintenance of "Improvements" (defined therein) which may encroach upon the servient premises and for entry upon portions of the servient premises adjacent to said structures for inspecting, maintaining, repairing, removing or reconstructing said structures, all such easements affecting parts of the following described premises, and being more fully described in said Section 2.2, 2.3, 2.4, 2.5 and 2.6 of said Declaration, to wit:

That part of Lot 1 in Westbrook Corporate Center P.U.D., being a subdivision of part of the Northeast 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom those parts falling within Parcel 1 herein.

Permanent Index Number: 15-30-200-046 Volume: 174

Address of Premises: Five Westbrook Corporate Center  
Westchester, Illinois

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## EXHIBIT B

### Legal Description of Property Subject to Declaration of Covenants, Conditions and Restrictions

#### PARCEL 1:

THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH WEST  
1/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH,  
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

#### PARCEL 2:

THE WEST 1/2 OF THE EAST 1/4 OF THE NORTH WEST 1/4 OF THE  
NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property:

11321-11333 West 22nd Street  
Westchester, Illinois

PIN:

15-30-200-017  
15-30-200-014

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