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Re: 61

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208478

This Document Prepared By
and After Recording Please
Return To: Box 430

Donald S. Horvath, Esq.
Jenner & Block
One IBM Plaza
Chicago, Illinois 60611

507-2518

Above Space For Recorder's Use Only

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PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, That The City of Chicago, a municipal corporation ("Mortgagee") of the County of Cook and State of Illinois for and in consideration of certain payments made pursuant to a Release and Consent Agreement, date September 30, 1996 and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Chinese American Development Corporation, an Illinois corporation, Chinese American Development Foundation, an Illinois not-for-profit corporation, American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated July 1, 1987 and known as Trust Number 62669, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 1, 1987 and known as Trust Number 66666, and their respective successors and assigns, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement, dated February 26, 1991, and recorded in the Recorder's Office of Cook County, in the State of Illinois (the "Recorder's Office") on March 8, 1991, as Document Number 91106286 (the "CD Float Mortgage"), which CD Float Mortgage was amended by that certain First Amendment to Mortgage dated February 8, 1994 and recorded in the Recorder's Office on February 22, 1994 as Document Number 94169180, and that certain Assignment of Rents and Leases, dated February 26, 1991 and recorded in the Recorder's Office on March 8, 1991 as Document Number 91106287, in each case to such portion and only such portion of the premises situated in the County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining.

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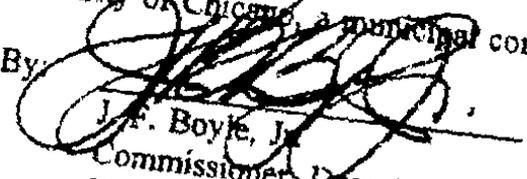
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IN WITNESS WHEREOF, this Partial Release is executed this 30th day of September, 1996.

The City of Chicago, a municipal corporation

By



J.F. Boyle, Jr.
Commissioner, Department of
Planning and Development

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

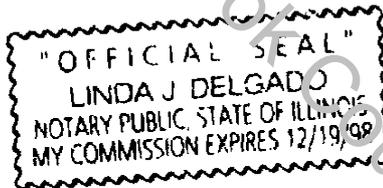
I, Linda J. Delgado, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. F. Boyle, Jr., personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and he acknowledged that as such Commissioner, he signed and delivered the said instrument, pursuant to authority duly given, as his free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of September, 1996.

Linda J. Delgado
NOTARY PUBLIC

Commission Expires _____

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN JADE GARDEN UNIT II, BEING A SUBDIVISION IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 5, 1995 AS DOCUMENT NUMBER 95-849665, WHICH PROPERTY IS ALSO DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3, THENCE NORTH 31° -54' - 15" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 198.69 FEET; THENCE NORTH 33° -43' -56" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 211.87 FEET; THENCE SOUTH 31° -54' -15" EAST ALONG THE MOST EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 80.79 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH TAN COURT, THENCE SOUTH 59° -05' -45" WEST ALONG THE NORTHERLY LINE OF SAID SOUTH TAN COURT, A DISTANCE OF 23.00 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH PRINCETON AVENUE; THENCE SOUTH 31° -54' - 15" EAST ALONG THE WESTERLY LINE OF SAID SOUTH PRINCETON AVENUE, A DISTANCE OF 205.30 FEET, THENCE SOUTH 58° -05' -45" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 170.00 FEET TO THE PLACE OF BEGINNING.

Address of Property: Intersection of Stewart Avenue and Grove Street, Chicago, Illinois

PINS: 17-21-508-039,
17-21-508-043,
17-21-508-046

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