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

96840424

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS that Principal Mutual Life Insurance Company, an Iowa corporation, formerly known as Bankers Life Company, does hereby certify and declare that it is the present legal owner and holder of that certain mortgage and the debt secured thereby, bearing date of the 1st day of October, 1986*, made and executed by LA SALLE NATIONAL BANK, a National Banking Association, as Trustee under Trust Agreement dated July 1, 1985 and known as Trust Number 109761, as mortgagor to PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, as mortgagee, said mortgage being recorded as Document No. 86455608 of the Records of Cook County, Illinois, and covering real property situated in Cook County, Illinois, described as follows, to wit:

See attached Exhibit A.

*as amended by Amendment to Mortgage, Assignment of Lease and Rents and Secured Promissory Note dated June 14, 1990, recorded June 18, 1990, as Document No. 90287147 of the Records of Cook County, Illinois.

**also encumbered by Estoppel Certificate, Agreement as to Notice and Right to Cure, and Right to Purchase Indebtedness made and executed by Principal Mutual Life Insurance Company and General Electric Capital Corporation. Said Estoppel and Agreement being recorded as Document No. 93-882745 on November 2, 1993, and re-recorded as Document No. 94-995416 on November 25, 1994 of the records in the Office of the Recorder of Cook County, Illinois.

Principal Mutual Life Insurance Company does further certify and declare that the aforesaid mortgage and the note secured thereby have been fully redeemed, paid, satisfied and discharged in full, and Principal Mutual Life Insurance Company does therefore hereby release, convey and quitclaim unto La Salle National Bank, a National Banking Association, as Trustee under Trust Agreement dated July 1, 1985, and known as Trust Number 109761, all right, title, interest, claim or demand whatsoever which it may have acquired in through or by virtue of the aforesaid mortgage.

IN WITNESS WHEREOF, Principal Mutual Life Insurance Company has caused this release deed to be duly signed this 11th day of October, 1996 by its duly authorized officers and its corporate seal affixed hereto.

PRINCIPAL MUTUAL LIFE INSURANCE COMPANY (formerly known as Bankers Life Company)

By: Keith Hornhold Keith Hornhold, Assistant Director Commercial Real Estate
 By: Steven Graves Steven Graves, 2nd Vice President Commercial Real Estate Loans

STATE OF IOWA :
 : SS
 COUNTY OF POLK :

I, Jill Byerly, a Notary Public, do hereby certify that Keith Hornhold and Steven Graves, personally known to me to be the same persons whose names are, respectively as Assistant Director and Second Vice President of Principal Mutual Life Insurance Company, an Iowa corporation, formerly known as Bankers Life Company, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the corporate seal, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 11 day of October, 1996.

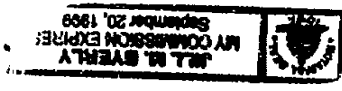
Jill M. Byerly
 Notary Public in and for Polk County, Iowa.

My Commission expires 9/30/99

This instrument was prepared by:
 Stephen G. Gallaher, Associate Counsel,
 Principal Mutual Life Insurance Company
 711 High Street
 Des Moines, Iowa 50392



After recording return to:
 Howard Goldman
 Heitman Financial
 180 N. LaSalle, Suite 3600
 Chicago, IL 60601



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Property of Cook County Clerk's Office

- DEPT-01 RECORDING \$23.50
- 1#0001 TRAN 6713 11/04/96 14:59:00
- #5068 # RC #-96-840424
- COOK COUNTY RECORDER
- DEPT-10 PENALTY \$20.00

12/13/96

PROPERTY OF
CLERK OF COUNTY CLERK
COOK COUNTY

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EXHIBIT A - LEGAL DESCRIPTION

That part of Original Lots 3 and 4 in Block 118 in School Section addition to Chicago, which is bounded and described as follows:

Beginning at the North East corner of said Original Lot 4, said corner being also the South West corner of Madison and Clark Streets; running thence South with the East line of said Original Lot 4, a distance of 50 feet and 8 inches to a point; thence West parallel with the South line of said Madison Street, 125 feet more or less to an alley; thence North with the East line of said alley 50 feet 8 inches to the South line of said Madison Street; thence East with said South line of Madison Street 125 feet more or less, to the point of beginning;

(126.22 feet measured)

said premises being also known and described as Lots 7, 8 and 8 1/2 in Assessor's Division of said Block 118 according to the Plat thereof of said Subdivision recorded in Book 169 of Maps, Page 82, Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 17-16-204-011 Volume: 511
17-16-204-012

Commonly known as 105 West Madison, Chicago, Illinois

NEAR NORTH NATIONAL
222 N. LA SALLE ST.
CHICAGO, ILLINOIS 60601

FILE NO. _____

06560424

(126.23 feet measured)

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