

This instrument prepared by: *Paul De...*

UNOFFICIAL COPY

Lauretta Davis
Name
231 South LaSalle Street, Suite 0255
Address
Chicago, IL 60697

97646751

. DEPT-01 RECORDING \$29.00
. T0012 TRAN 6536 09/03/97 10:47:00
. 92951 CG *-97-646751
. COOK COUNTY RECORDER

Partial Release Deed

29

KNOW ALL MEN BY THESE PRESENTS, that BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a National banking association formerly known as Bank of America Illinois, (the "Bank"), 231 S. LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RELEASE, CONVEY AND QUIT CLAIM unto 701 W. JACKSON L.L.C., an Illinois Limited Company (THE "Borrower"), and its successor and assigns, all of the right, title, interest, claim or demand whatsoever which the Bank may have acquired in the real estate legally described as Condominium Unit No. 401 on Exhibit A attached hereto and hereby made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining (collectively, the "Released Real Estate"), in and to that certain Mortgage and Security Agreement dated May 30, 1996 and recorded as Document No. 96467579 in the Recorder's Office of Cook County, in the State of Illinois on June 18, 1996, (The Mortgage") and Supplement to Mortgage and Security Agreement dated May 30, 1996 and recorded as Document No. 96817263 and encumbering the Released Real Estate and other property (the "Property").

THIS IS A PARTIAL RELEASE only as to the Unit described above as the Released Real Estate.

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage which by their terms expressly survive the release or termination of the Mortgage, or in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage on that portion of the Property which is not hereby released or any rights or remedies of the Bank thereunder. However, this Release shall act as a Partial Release and termination of all liens, claims and interests the Bank possesses under the Mortgage in and to the Released Real Estate.

IN WITNESS WHEREOF of the Bank has caused these presents to be signed by its duly authorized officers, and its corporate seal as of the 26th day of August, 1997.

BANK OF AMERICA NATIONAL TRUST
AND SAVINGS ASSOCIATION FORMERLY KNOWN
AS BANK OF AMERICA ILLINOIS:

By *Robert D. Fitzgerald*
Robert D. Fitzgerald

Attest *P. Wilcox*
Pamela S. Wilcox

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



Ball
Paul De...
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UNOFFICIAL COPY

Partial

RELEASE DEED



Bank Of America National Trust and Savings Association, 231 South LaSalle Street, Chicago, Illinois 60697

- TO -

ADDRESS OF PROPERTY:

MAIL TO: Dranias, Harrington & Wilson
77 West Washington Street, Suite 920
Chicago, IL. 60602
Attn: Keith Harrington

STATE OF Illinois) SS.
COUNTY OF Cook)

I, Jean M. Lamberth, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Robert D. Fitzgerald, Vice President of the within named Bank of America National Trust and Savings Association and Pamela S. Wilcox, Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Robert D. Fitzgerald, Vice President and Pamela S. Wilcox, Vice President, respectively, and to me personally known to be such officers of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own, free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes herein set forth; and the said Officer did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument, as his own free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 26th day of August, 1997.

My commission expires:

Notary Seal
My Commission Expires 1999

Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF THE RELEASED REAL ESTATE

UNIT NUMBER 401 IN THE 701 W. JACKSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 125.00 FEET OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT OF LAND LOT 7 IN BLANCHARD SUBDIVISION OF BLOCK 21 IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO LOTS 1 AND 2 IN GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLANCHARD'S SUBDIVISION AFORESAID WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97407388 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos.: 17-16-116-018-0000, 17-16-116-019-0000, 17-16-116-020-0000, 17-16-116-025-0000 & 17-16-116-026-0000

Property Address: 701 West Jackson Boulevard
Chicago, Illinois 60660

97646751

Property of Cook County Clerk's Office