

# UNOFFICIAL COPY

**PARTIAL RELEASE  
OF CONSTRUCTION  
MORTGAGE, ASSIGNMENT  
OF LEASES AND RENTS,  
AND SECURITY  
AGREEMENT; COLLATERAL  
ASSIGNMENT OF LEASES  
AND RENTS  
("PARTIAL RELEASE")**

**97686921**

DEPT-01 RECORDING \$27.00  
T#0012 TRAM 6730 09/17/97 14:55:00  
40654 : CG \* - 97 - 686921  
COOK COUNTY RECORDER

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

KNOW ALL PERSONS BY THESE PRESENTS, that **BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION** as successor by merger to Bank of America Illinois, a national banking association, having an office in the County of Cook, State of Illinois (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined), and of the sum of ONE DOLLAR, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto **PARK TERRACE LIMITED PARTNERSHIP**, an Illinois limited partnership (the "Mortgagor") its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to that portion of the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain Construction Mortgage, Assignment of Leases and Rents, and Security Agreement ("Mortgage") dated as of June 17, 1996 in favor of the Bank and recorded in the Office of the Recorder of Deeds, Cook County, Illinois (the "Recorder's Office") on June 21, 1996 as Document No. 96-479405; and that certain Collateral Assignment of Leases and Rents dated as of June 17, 1996 ("Assignment") and recorded in the Recorder's Office on June 21, 1996 as Document No. 96-479408.

THIS IS A PARTIAL RELEASE and such security instruments described above shall continue in full force and effect as to other real estate described therein and not expressly released hereby or by other instrument of record.

**BOX 333-CTI**

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IN WITNESS WHEREOF, said Bank has caused these presents to be executed by its  
Vice President this 23 day of July, 1997.

BANK OF AMERICA NATIONAL TRUST &  
SAVINGS ASSOCIATION, a national banking  
association

By: Kevin P. Harrell  
Its: KEVIN P. HARRELL  
VICE PRESIDENT

Property of Cook County Clerk's Office

97666921

THIS INSTRUMENT PREPARED BY:

Sandra J. Williams, Esq.  
231 S. LaSalle Street, 14L  
Chicago, Illinois 60697

AFTER RECORDING, RETURN TO:

PARK TERRACE LIMITED PARTNERSHIP  
814 NORTH FRANKLIN, SUITE 400  
CHICAGO, ILLINOIS 60610

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STATE OF ILLINOIS )  
  )    SS.  
COUNTY OF COOK    )

I, Kimberly Taylor, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KEVIN HARVEY, personally known to me to be the VICE President of BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION as successor by merger to Bank of America Illinois, a national banking association, and personally known to me to be the same person and acknowledged that as such officer she/he signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 24th day of July, 1997.

"OFFICIAL SEAL"  
KIMBERLY TAYLOR  
Notary Public, State of Illinois  
My Commission Expires 5/28/2001

Kimberly Taylor  
Notary Public

My commission expires:

5/28/2001

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007674124 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "A", DISTANT 90.00 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 18.01 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 2.61 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 105.40 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "A", THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 76.96 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 47 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 15.03 FEET TO A POINT, DISTANT 90.37 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 12 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.95 FEET TO A POINT; THENCE SOUTH 47 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 0.37 FEET TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL, FOR A DISTANCE OF 23.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

BEING A PART OF PARCEL "A" DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.09 FEET OF LOT 44; ALSO, LOTS 45 TO 50, BOTH INCLUSIVE; ALSO: LOT 51 (EXCEPTING THEREFROM THE SOUTHEASTERLY 8.73 FEET THEREOF), ALL IN BLOCK 16 IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PA. 1856 N Wilmot Ave, Chicago, IL

Bin. 14-31-312-046-0000

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