

# UNOFFICIAL COPY

After Recording Mail To:  
Terrestrial Development  
1301 W 22ND ST - Suite 210  
Oak Brook, IL 60521

This Document Prepared By: **97059262**  
DeeDee Dlinovich  
Under The Supervision of  
William Navolio  
Oak Brook Bank  
1400 Sixteenth St  
Oak Brook, IL 60521

LEFT-ON RECORDING 431.50  
140011 TRSN 5357 01/27/97 14144:00  
44954 : KF \* -97-059262  
COOK COUNTY RECORDER

## PARTIAL RELEASE DEED

This Partial Release Deed is made January 13, 1997, by Oak Brook Bank, 1400 Sixteenth Street, Oak Brook, IL 60521, an Illinois Banking Corporation ("the Bank").

Whereas, by a certain Mortgage, dated December 7, 1994 and recorded in the Recorder's Office of Cook County, State of Illinois, in Book     , Page     , as Document No. 04033477, the premises situated in the County of Cook, State of Illinois, and more particularly described as follows:

1st AMERICAN TITLE order # \_\_\_\_\_

Property Address: \_\_\_\_\_, Hoffman Estates, IL 60192

PIN: 06-04-200-015, 06-04-200-021-, 06-04-200-026, Vol. No. : 060

SEE ATTACHED FOR LEGAL DESCRIPTION LABELED EXHIBIT "A"

were conveyed to the Bank, as Mortgagee, to partially secure the payment of an indebtedness in the principal amount of TWELVE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$12,150,000.00) and

Whereas, said indebtedness was further secured by An Assignment of Rents Recorded December 9, 1994 as Document 04033478, a Financing Statement Filed on December 9, 1994 as Number 24117476 and an Amendment to Loan Documents Recorded as Document Number 26183979 and

Whereas, the indebtedness secured has been partially paid, satisfied and discharged.

Now, Therefore, the Bank for and in consideration of the premises, and the sum of One Dollar, the receipt of which is hereby acknowledged, does hereby release the real property described on **exhibit "A"** from the lien created by the aforesaid Mortgage and the other described instruments, and does hereby release, quitclaim and convey unto Deer Crossing II Limited Partnership, A Delaware Limited Partnership, and His/Her/Their heirs, successors, legal

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representatives and assigns, whatever right, title, interest, claim or demand the Bank may have acquired in, through or by said Mortgage and the other described instruments to the said property.

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

In Witness Whereof, the Bank has caused this Release Deed to be executed by its duly authorized officers, and its corporate seal affixed on January 13, 1997.

OAK BROOK BANK

By [Signature]  
Jeffrey W. Brown, Senior V.P.

By [Signature]  
Stavroula Giafis, V.P.

STATE OF ILLINOIS

SS

COUNTY OF DUPAGE

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey W. Brown, Senior Vice President, of Oak Brook Bank And Stavroula Giafis, Vice President, of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such S. V. P. and V. P. respectively, 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 of said Bank, for the uses and purposes therein set forth, and the said Secretary then and there acknowledged that, as custodian of the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal, January 13, 1997.

[Signature]  
NOTARY PUBLIC

"OFFICIAL SEAL"  
FARAH HUBER  
Notary Public, State of Illinois  
My Commission Expires 3/28/2000

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Exhibit A

## LEGAL DESCRIPTION:

### PARCEL 1:

PART OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID SECTION 4 WHICH IS 610.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 1 DEGREE 45 MINUTES WEST 720.5 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST 609.5 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 0 DEGREE 25 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 1,363.1 FEET TO THE SOUTH LINE OF SAID SECTION BEING ALSO THE CENTER LINE OF A PUBLIC ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 2,676.7 FEET TO AN ANGLE IN THE SAID PUBLIC ROAD; THENCE SOUTH 49 DEGREES 56 MINUTES WEST ALONG THE CENTER LINE OF SAID PUBLIC ROAD EXTENDED 953.7 FEET; THENCE SOUTH 19 DEGREES 56 MINUTES WEST ALONG THE CENTER LINE OF A LANE 577.0 FEET; THENCE NORTH 84 DEGREES 44 MINUTES WEST 684.6 FEET; THENCE NORTH 10 DEGREES 31 MINUTES EAST 930.7 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES EAST 281.6 FEET; THENCE NORTH 13 DEGREES 23 MINUTES EAST 202.4 FEET TO THE SOUTH LINE OF SECTION 4; THENCE EAST ALONG SAID SOUTH LINE 346.2 FEET; THENCE NORTH 25 DEGREES 56 MINUTES EAST 365.0 FEET; THENCE NORTH 17 DEGREES 11 MINUTES EAST 2,071.0 FEET TO THE NORTH LINE OF SECTION 4; THENCE SOUTH 89 DEGREES 25 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2,094.0 FEET TO THE POINT OF BEGINNING

(EXCEPTING THEREFROM THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD);

ALSO EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES AS DESCRIBED IN INSTRUMENT DATED JUNE 12, 1939, AND RECORDED AS DOCUMENT NUMBER 12331672

ALSO EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEED DATED APRIL 18, 1946 AND RECORDED AS DOCUMENT NUMBER 13794721,

ALSO EXCEPTING THEREFROM THAT PART LYING SOUTHERLY OF CENTER LINE OF PUBLIC ROAD KNOWN AS SHOE FACTORY ROAD AND SHOWN ON THE PLAT OF SAID ROAD RECORDED OCTOBER 25, 1954 AS DOCUMENTS 16052039 AND 16052045;

ALSO EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY INSTRUMENTS DATED JULY 19, 1956, APRIL 29, 1957, JANUARY 27, 1959 AND OCTOBER 27, 1958 AND RECORDED JULY 26, 1956, MAY 9, 1957, FEBRUARY 17, 1959 AND FEBRUARY 3, 1961 AS DOCUMENT NUMBER 16651218, 6899898, 17458966 AND 18077344 RESPECTIVELY ALSO EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 4; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 4, A DISTANCE OF 58.9 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE RIGHT OF 89 DEGREES 52 MINUTES WITH SAID EAST LINE EXTENDED FOR A DISTANCE OF 610.50 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EAST 9.25 CHAINS OF THE NORTH 10.82 CHAINS OF SAID FRACTIONAL SECTION 4; THENCE SOUTHERLY ON SAID WEST LINE A DISTANCE OF 270.05 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED MAY 9, 1957 IN BOOK 54858 PAGE 553 AS DOCUMENT NUMBER 16899898, AND ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE WESTERLY ALONG THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16899898 FORMING AN ANGLE TO THE RIGHT OF 88 DEGREES 47 MINUTES WITH THE SAID WEST LINE OF THE EAST 9.25 CHAINS EXTENDED FROM A DISTANCE OF 208.37 FEET TO A POINT; THENCE NORTHERLY ALONG THE WEST LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16899898 FORMING AN ANGLE OF 90 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED FROM A DISTANCE OF 20 FEET TO A POINT IN THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED JULY 26, 1956 IN BOOK 53823, PAGE 333, AS DOCUMENT NUMBER 16651218, BEING 208.37 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218 FORMING AN ANGLE LEFT OF 90 DEGREES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 1,643.28 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 3 DEGREES 52 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FROM A DISTANCE OF 338.53 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 68 DEGREES 58 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 88.39 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 111 DEGREES 2 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 367.39 FEET MORE OR LESS TO A POINT BEING 82.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218; THENCE EASTERLY 82.5 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTH LINE FORMING AN ANGLE RIGHT OF 3 DEGREES 52 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 1,575.79 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE RIGHT OF 22 DEGREES 30 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 52.2 FEET TO A POINT BEING 102.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218; THENCE EASTERLY 102.5 FEET SOUTHERLY FROM AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218 FORMING AN ANGLE LEFT OF 22 DEGREES 30 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 224.77 FEET TO A POINT IN THE WEST LINE OF THE EAST 9.25 CHAINS OF THE NORTH 10.82 CHAINS OF SAID FRACTIONAL SECTION 4, SAID POINT BEING 82.5 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY THE AFORESAID DEED RECORDED AS DOCUMENT NUMBER 16899898; THENCE NORTHERLY ALONG SAID WEST LINE OF THE EAST 9.25 CHAINS FOR A DISTANCE OF 82.5 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH LIES NORTH OF THE NORTH LINE OF AFORESAID TRACT OF LAND CONVEYED TO COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEED DATED APRIL 18, 1946 AND RECORDED AS DOCUMENT NO. 13794721:

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THAT PART OF THE EAST 1/2 OF THE FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT POINT IN THE NORTH LINE OF SAID SECTION 4, WHICH IS 610.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 45 MINUTES WEST 720.5 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST 393.94 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY, OR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 4, BEING ALSO THE CENTER LINE OF PUBLIC ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 4, 644 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE NORTH 00 DEGREES 25 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 4, FOR A DISTANCE OF 1,563.1 FEET; THENCE NORTH 89 DEGREES 36 MINUTES WEST 215.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 42 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION BEING ALSO THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN A DISTANCE OF 610.50 FEET TO THE POINT OF BEGINNING THENCE NORTH 89 DEGREES 42 MINUTES 33 SECONDS WEST, ALONG SAID LINES A DISTANCE OF 990.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 4 ALSO BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 A DISTANCE OF 1,103.75 FEET TO A POINT; THENCE SOUTH 17 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.33 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NORTHWEST ILLINOIS TOLLWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES:

(1) SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,904.07 FEET TO A POINT; (2) NORTH 0 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 15.0 FEET TO A POINT; (3) SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 208.37 FEET TO A POINT ON THE WEST LINE OF THE NORTH 10.82 CHAINS (714.12 FEET) OF THE EAST 9.25 CHAINS (610.50 FEET) OF FRACTIONAL SECTION 4 AFORESAID; THENCE NORTH 0 DEGREES 23 MINUTES 47 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 44.03 FEET TO THE PLACE OF BEGINNING); IN COOK COUNTY, ILLINOIS.

EXCEPTING BRIDLEWOOD FARM UNIT ONE AND BRIDLEWOOD FARM UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF 10.82 CHAINS (714.12 FEET) TO A POINT; RUNNING THENCE WESTERLY, AT AN ANGLE OF 90 DEGREES 08 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 4, A DISTANCE OF 312.82 FEET TO AN IRON STAKE ON THE WESTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY FOR A POINT OF BEGINNING CONTINUING THENCE WESTERLY ALONG THE SAME COURSE 297.88 FEET TO AN IRON STAKE; RUNNING THENCE NORTHERLY AT AN ANGLE OF 85 DEGREES 52 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST

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DESCRIBED COURSE AND BEING PARALLEL WITH THE AFORESAID EAST LINE OF FRACTIONAL SECTION 4, A DISTANCE OF 302.72 FEET TO AN IRON STAKE ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY PARCEL NUMBER N, I. G. 6-32; RUNNING THENCE EASTERLY ALONG SAID SOUTH LINE, AT AN ANGLE OF 90 DEGREES 08 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 361.39 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE AFORESAID WESTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY SAID POINT BEING 308.27 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING RUNNING THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AT AN ANGLE OF 79 DEGREES 05 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE 308.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING BRIDLEWOOD FARM UNIT ONE AND BRIDLEWOOD FARM UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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