

97325634

# UNOFFICIAL COPY

BY:  
Nathan, Esq.  
Pflaum

Street  
Chicago 60602

97325634

**RETURN TO:**

Robert J. Rudnik  
The Prime Group, Inc.  
77 West Wacker Dr., Ste. 3900  
Chicago, Illinois 60601

**COMMON ADDRESS OF PROPERTY:**

800 South River Road  
Des Plaines, Illinois 60016

**PERMANENT INDEX NUMBER:**

09-17-421-038-0000

**RELEASE**

KNOW ALL MEN BY THESE PRESENTS, that Kemper Investors Life Insurance Company, an Illinois insurance corporation, and Federal Kemper Life Assurance Company, an Illinois insurance corporation (collectively the "Mortgagee"), for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto River Oaks Partners, an Illinois general partnership ("Mortgagor"), and its successors and assigns, all right, title, interest, claim or demand whatsoever, which Mortgagee may have acquired in, through or by those certain documents and instruments listed on Exhibit B attached hereto and made a part hereof (the "Security Documents"), in and to the real estate described in Exhibit A attached hereto and made a part hereof situated in the County of Cook, State of Illinois, together with all appurtenants and privileges thereunto belonging or appertaining (collectively, the "Mortgaged Premises"). Mortgagee hereby represents that it is the sole owner and holder of the Security Documents, free and clear of any liens, claims, pledges, encumbrances or security interests, and has full power and authority to execute and deliver this Release. Except as expressly set forth herein, the release effected hereby is made without representation or warranty.

[Signature Page Follows]

97325634

45/53  
A

OFF  
25510916N  
7-27

# UNOFFICIAL COPY

7<sup>th</sup> IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed as of the day of May, 1997.

KEMPER INVESTORS LIFE INSURANCE  
COMPANY, an Illinois insurance corporation

By: [Signature]  
Its: Authorized Signatory

By: [Signature]  
Its: Authorized Signatory

FEDERAL KEMPER LIFE ASSURANCE  
COMPANY, an Illinois insurance corporation

By: [Signature]  
Its: Authorized Signatory

By: [Signature]  
Its: Authorized Signatory

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

1497334

[Signature Page Follows]

KNOW ALL MEN BY THESE PRESENTS, that Kemper Investors Life Insurance Company, an Illinois insurance corporation, and Federal Kemper Life Assurance Company, an Illinois insurance corporation (collectively the "Mortgagee"), for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto River Oaks Partners, an Illinois general partnership ("Mortgagor"), and its successors and assigns, all right, title, interest, claim or demand whatsoever, which Mortgagee may have acquired in, through or by those certain documents and instruments listed on Exhibit B attached hereto and made a part hereof (the "Security Documents"), in and to the real estate described in Exhibit A attached hereto and made a part hereof situated in the County of Cook, State of Illinois, together with all appurtenances and privileges thereto belonging or appertaining (collectively, the "Mortgaged Premises"). Mortgagee hereby represents that it is the sole owner and holder of the Security Documents, free and clear of any liens, claims, pledges, encumbrances or security interests, and has full power and authority to execute and deliver this Release. Except as expressly set forth herein, the release effected hereby is made without representation or warranty.

PLEASE

PERMANENT INDEX NUMBER: 09-17-421-038-0000

COMMON ADDRESS OF PROPERTY:  
 800 South River Road  
 Des Plaines, Illinois 60016

RETURN TO:  
 Robert J. Rudnik  
 The Prime Group, Inc.  
 77 West Wacker Dr., Ste. 3900  
 Chicago, Illinois 60601

PREPARED BY:  
 Laurance P. Nathan, Esq.  
 D'Ancona & Platum  
 Suite 2900  
 30 N. LaSalle Street  
 Chicago, Illinois 60602



2/28/94  
 N9160192  
 268

973225634

973225634

973225634  
 2/28/94  
 N9160192

1155  
 2/28/94

UNOFFICIAL COPY

10973346

97305034

Property of Cook County Clerk's Office

By: [Signature]  
 Its: Authorized Signatory  
 By: [Signature]  
 Its: Authorized Signatory  
 FEDERAL KEMPER LIFE ASSURANCE  
 COMPANY, an Illinois insurance corporation

By: [Signature]  
 Its: Authorized Signatory  
 By: [Signature]  
 Its: Authorized Signatory  
 KEMPER INVESTORS LIFE INSURANCE  
 COMPANY, an Illinois insurance corporation

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed as of the 27 day of May, 1997.

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Timothy Verilli and Robert Kestlin, each personally known to me to be an authorized signatory of KEMPER INVESTORS LIFE INSURANCE COMPANY, an Illinois insurance corporation, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed such instrument, duly authorized on behalf of such corporation as their free and voluntary act and the free and voluntary act of such corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7<sup>th</sup> day of May, 1997

Laura Wessel  
Notary Public



Commission Expires: \_\_\_\_\_

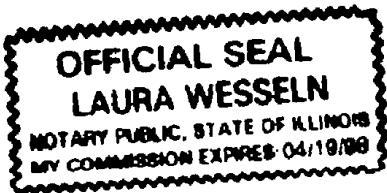
## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Timothy Verilli and Robert Kestlin, each personally known to me to be an authorized signatory of FEDERAL KEMPER LIFE ASSURANCE COMPANY, an Illinois insurance corporation, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed such instrument, duly authorized on behalf of such corporation as their free and voluntary act and the free and voluntary act of such corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7<sup>th</sup> day of May, 1997

Laura Wessel  
Notary Public



Commission Expires: \_\_\_\_\_

97052634

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE FINAL P.U.D. PLAN FOR THE HERITAGE OF DES PLAINES, (EXCEPT THAT PART DEDICATED FOR PUBLIC ROADWAY AS SHOWN ON FINAL P.U.D. PLAN FOR THE HERITAGE OF DES PLAINES) RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 18, 1993 AS DOCUMENT 93204961, A RESUBDIVISION OF PART OF LOTS 100 TO 111 IN TOWN OF RAND (NOW DES PLAINES), BEING A SUBDIVISION OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

#### PARCEL 1:

THE NORTHERLY 150 FEET OF LOT 106 IN ORIGINAL TOWN OF RAND (NOW DES PLAINES), BEING A SUBDIVISION OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

LOTS 107, 108, 109, 110 AND 111 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR THE OPENING OF PRAIRIE AVENUE AND ALSO EXCEPT THAT PART OF SAID LOT 111 LYING SOUTH OF PRAIRIE AVENUE AS OPENED), IN ORIGINAL TOWN OF RAND (NOW DES PLAINES), BEING A SUBDIVISION OF SECTIONS 16, 17, 20, AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 109; THENCE SOUTH 08 DEGREES 19 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 109, 110 AND 111, 230.00 FEET; THENCE NORTH 55 DEGREES 34 MINUTES 59 SECONDS WEST (MEASURE NORTH 55 DEGREES 12 MINUTES 28 SECONDS WEST) ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 109, 23.29 FEET (MEASURED 23.29 FEET) TO AN INTERSECTION WITH A LINE 17.00 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 109 AND 110; THENCE NORTH 08 DEGREES 39 MINUTES 51 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 230.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 109; THENCE SOUTH 55 DEGREES 34 MINUTES 59 SECONDS EAST (MEASURE SOUTH 55 DEGREES 12 MINUTES 28 SECONDS EAST) ALONG THE NORTHEASTERLY LINE OF SAID LOT 109, 23.29 FEET (MEASURED 23.29 FEET) TO THE PLACE OF BEGINNING, ALL IN ORIGINAL TOWN OF RAND (NOW DES PLAINES), BEING A SUBDIVISION OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

THE SOUTHEASTERLY 8.0 FEET OF LOT 100 (EXCEPT THE NORTHEASTERLY 150.00 FEET THEREOF) AND LOTS 101 THROUGH 106 BOTH INCLUSIVE (EXCEPT THAT PART OF SAID LOTS TAKEN FOR THE OPENING OF PRAIRIE AVENUE AS RECORDED OCTOBER 20, 1941 BY DOCUMENT NUMBER 1778378) ALSO (EXCEPT THE NORTHEASTERLY 150.00 FEET OF LOTS 101, 102, 103, AND 104) ALL IN THE ORIGINAL TOWN OF RAND (NOW DES PLAINES), BEING A SUBDIVISION OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

97-204961-16

# UNOFFICIAL COPY

## EXHIBIT B

### SECURITY DOCUMENTS

1. Mortgage with Security Agreement, Financing Statement and Assignment of Leases and Cash Collateral dated as of December 1, 1989, by Mortgagor in favor of KEMPER INVESTORS LIFE INSURANCE COMPANY, an Illinois insurance corporation ("Kilico") and SWISS BANK CORPORATION, a banking corporation existing under the laws of Switzerland ("Swiss Bank"), recorded with the Recorder's Office on December 29, 1989, as Document No. 89621895 and amended by (a) Modification Agreement dated June 8, 1992, and recorded at the Recorder's Office on June 25, 1992, as Document No. 92462562, by and between Mortgagor, Kilico, and Swiss Bank, and (b) First Modification to Mortgage with Security Agreement, Financing Statement and Assignment of Leases and Cash Collateral dated as of December 1, 1996, by Mortgagor in favor of Mortgagee, recorded in the Recorder's Office of Cook County, Illinois ("Recorder's Office") on December 5, 1996, as Document No. 96-922171.

2. Assignment of Rents and Leases dated as of December 1, 1989, by Mortgagor in favor of Kilico and Swiss Bank, recorded with the Recorder's Office on December 29, 1989 as Document No. 89621896, as amended by First Amendment to Assignment of Leases and Rents dated as of December 1, 1996, by Mortgagor in favor of Mortgagee, recorded with the Recorder's Office on December 5, 1996, as Document No. 96-922172.

3. Financing Statement naming Swiss Bank and Kilico as the secured parties filed at the Recorder's Office on June 29, 1992 as Document No. 92U11379; Amendment filed on December 6, 1996 as Document No. 96U15362 whereby Swiss Bank terminates its rights as a secured party, and Amendment filed on December 6, 1996 as Document No. 96U15363 naming Federal Kemper Life Assurance Company ("FKLA") as additional secured party.

4. Financing Statement naming Swiss Bank and Kilico as the secured parties filed at the Illinois Secretary of State's Office on September 22, 1993 as Document No. 3169599; Amendment filed on December 12, 1996 as Document No. 3625481 whereby Swiss Bank terminates its rights as a secured party, and Amendment filed on April 9, 1997 as Document No. 3675154 naming FKLA as additional secured party.

5. Collateral Assignment of General Intangibles, Contracts and Commitments dated as of December 1, 1989, by Mortgagor in favor of Kilico and Swiss Bank, as amended by First Amendment to Collateral Assignment of General Intangibles, Contracts and Commitments dated as of December 1, 1996, naming FKLA as an additional Assignee.

6. Bond Pledge and Security Agreement dated as of December 1, 1989, among Mortgagor, American National Bank and Trust Company, as custodian, and Swiss Bank, as assigned to Kilico pursuant to Termination Agreement dated December 4, 1996 between Swiss Bank and Kilico.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97525634