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1998-09-24 11:37:23  
Cook County Recorder 29.50

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KRW File No. 07056 21500

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RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS 5

KNOW ALL MEN BY THESE PRESENTS, THAT CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation whose address is 1808 Swift Road, Oak Brook, Illinois 60523, successor in interest to CenterPoint Properties Corporation (hereinafter referred to as "Mortgagee"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto MIRACLE L.L.C. whose address is c/o Colliers, Bennett & Kahnweiler, 9700 Bryn Mawr, Rosemont, Illinois 60018 (hereinafter referred to as "Mortgagor"), all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by the following described documents:

1. Mortgage, Security Agreement and Financing Statement dated June 30, 1997 and recorded on June 30, 1997 with the Cook County, Illinois Recorder of Deeds as Document No. 97471983, made by Mortgagor to Mortgagee, as modified by that certain First Modification of Loan Documents dated August 12, 1998 and recorded on August 19, 1998 with the Cook County, Illinois Recorder of Deeds as Document No. 98731864; and
2. Assignment of Leases and Rents dated June 30, 1997 and recorded on June 30, 1997 with the Cook County, Illinois Recorder of Deeds as Document No. 97471984 made by Mortgagor to Mortgagee, as modified by that certain First Modification of Loan Documents dated August 12, 1998 and recorded on August 19, 1998 with the Cook County, Illinois Recorder of Deeds as Document No. 98731864.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be executed this <sup>September</sup> 24<sup>th</sup> day of August, 1998.

CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation

By: Michael M. Mullen  
 Its: Chief Operating Officer  
 By: Rockford O. Kottka  
 Its: Senior Vice President & Treasurer

98856330 308540

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98856330

STATE OF Illinois )  
 )  
COUNTY OF Cook )

I, Laura L. Artus, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Artus and Debra J. Artus as President and Vice President of **CENTERPOINT REALTY SERVICES CORPORATION**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Michael J. Artus and Debra J. Artus of said Corporation, 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 Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of September August, 1998.

Laura L. Artus  
Notary Public

My commission expires: 07/14/99



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EXHIBIT "A"

LEGAL DESCRIPTION

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Exhibit A

99556330

## Legal Description

### PARCEL 1:

LOTS 1, THRU 13, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 144 FEET THEREOF) OF BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF PART OF THE NORTH WEST QUARTER OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTH ONE-THIRD OF THE SOUTH 144 FEET OF SUB BLOCK 2 OF BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 1 THRU 5, BOTH INCLUSIVE, JOSEPHINE P. ALLINS SUBDIVISION OF THE SOUTH 96 FEET OF LOT 2 IN BLOCK 8 IN SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE WEST 140 FEET OF LOT 3 IN BLOCK 8 IN SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION OF PART OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1957 AS DOCUMENT 89140 OF SAID SUBDIVISION OF LOTS 31 AND 32 RECORDED JUNE 26, 1879 AS DOCUMENT 227582 IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

ALL OF THE NORTH - SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING PARCELS 1, 2, AND 3 AND LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 8 OF PARCEL 7, AS AFORESAID.

### PARCEL 6:

ALL OF THE EAST-WEST VACATED ALLEY LYING SOUTH OF LOT 5 IN JOSEPHINE P. ALLINS SUBDIVISION AFORESAID AND NORTH OF THE WEST 140 FEET OF LOT 3 IN BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION AFORESAID.

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Legal Description (cont'd) 98856330

**PARCEL 7:**

LOT 1 AND THE EAST 123.7 FEET OF LOT 3 AND THE EAST 123.7 FEET OF THE EAST AND WEST VACATED ALLEY BETWEEN SAID LOTS 1 AND 3 IN BLOCK 8, AND ALL OF BLOCKS 9, 10, AND 11 AND VACATED LAFLIN, JASPER AND LOOMIS STREETS ADJOINING SAID BLOCKS 9, 9, 10, AND 11 IN THE SUBDIVISION FOR PURPOSES OF PARTITION OF LOTS 31 AND 32 OF ASSESSORS DIVISION OF PART OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 8:**

LOTS 1 TO 19 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 7 IN PARTITION OF LOTS 31 AND 32 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS:**

17-32-13-025 THRU 17-32-113-042

**PROPERTY ADDRESS:**

1400 WEST 35TH STREET AND SOUTHWEST CORNER  
34TH AND JUSTINE, CHICAGO ILLINOIS

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