

113943

RELEASE OF MORTGAGES

6011/0060 08 001 1998-02-26 12:28:44
Cook County Recorder 33.00

KNOW ALL MEN BY THESE PRESENTS, Firststar Bank Illinois (f/a Colonial Bank and Trust Company of Chicago, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Firststar Bank Illinois, f/a First Colonial Trust Company, f/a Colonial Bank and Trust Company of Chicago, as Trustee, not personally but solely as Trustee under Trust Agreements dated March 10, 1983 and known as Trust Numbers 549 and 562, its successors and assigns, all rights, title, interest, claims and demands of every nature whatsoever which it has or may have acquired in, through or by that certain Trust Deeds and Assignments of Rents, as more fully described on Exhibit "A" attached hereto, to any and all the premises therein described, to wit:

SEE ATTACHED EXHIBIT "B"

PIN: See attached Exhibit "C"

Property address: 319-341 N. California, Chicago, IL 60612

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Firststar Bank Illinois caused these Presents to be signed on this 3 day of February, 1998.

Above Space for Recorder's Use Only

FIRSTSTAR BANK ILLINOIS
f/a Colonial Bank and Trust Company
of Chicago

By: [Signature]
Assistant General Counsel

STATE OF ~~ILLINOIS~~ WISCONSIN)
) SS.
COUNTY OF ~~COOK~~ MILWAUKEE)

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Nolan H. Zadra, personally known to me to be the Asst. Gen. Counsel of Firststar Bank Illinois, f/a Colonial Bank and Trust Company of Chicago, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 3rd day of February, 1998.

[Signature]
Mary K. Fingar Notary Public
State of Wisconsin, Milwaukee County
My commission expires: 4/11/99

This instrument prepared by and after recording mail to:

David H. Sachs
Aronberg Goldgehn Davis & Garmisa
One IBM Plaza, Suite 3000
Chicago, IL 60611

BOX 231

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TRUST DEED DATED JANUARY 10, 1986 AND RECORDED FEBRUARY 10, 1986 AS DOCUMENT 86057567 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 549 TO COLONIAL BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS TO SECURE A NOTE FOR \$500,000.00.

MODIFICATION AGREEMENT DTD MARCH 1, 1991 AND RECORDED MAY 30, 1991 AS DOCUMENT 91257646.

MODIFICATION AGREEMENT DTD MARCH 1, 1996 AND RECORDED JUNE 18, 1996 AS DOCUMENT 96466716.

(AFFECTS PARCELS 4 AND 5)

ASSIGNMENT OF RENTS RECORDED FEBRUARY 10, 1986 AS DOCUMENT NO. 86057568 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 549 TO COLONIAL BANK AND TRUST COMPANY.

(AFFECTS PARCELS 4 AND 5)

TRUST DEED DATED OCTOBER 13, 1988 AND RECORDED NOVEMBER 9, 1988 AS DOCUMENT 88518529 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 549 TO COLONIAL BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS TO SECURE A NOTE FOR 1,600,000.00.

MODIFICATION AGREEMENT DTD JULY 1, 1993 AND RECORDED SEPTEMBER 8, 1993 AS DOCUMENT 93718147.

MODIFICATION AGREEMENT DTD JULY 1, 1993 AND RECORDED FEBRUARY 8, 1995 AS DOCUMENT 95095269.

MODIFICATION AGREEMENT DTD OCTOBER 15, 1996 AND RECORDED DECEMBER 10, 1996 AS DOCUMENT 96932536.

(AFFECTS PARCEL 4)

ASSIGNMENT OF RENTS RECORDED NOVEMBER 9, 1988 AS DOCUMENT 88518530 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 549 TO COLONIAL BANK AND TRUST COMPANY.

(AFFECTS PARCEL 4)

TRUST DEED DATED OCTOBER 13, 1988 AND RECORDED NOVEMBER 9, 1988 AS DOCUMENT 88518531 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 562 TO COLONIAL BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS TO SECURE A NOTE FOR 1,600,000.00.

EXHIBIT

A

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MODIFICATION AGREEMENT DTD JULY 1, 1993 AND RECORDED SEPTEMBER 8, 1993 AS DOCUMENT 93718147.

MODIFICATION AGREEMENT DTD JULY 1, 1993 AND RECORDED FEBRUARY 8, 1995 AS DOCUMENT 95095269.

MODIFICATION AGREEMENT DTD OCTOBER 15, 1996 AND RECORDED DECEMBER 10, 1996 AS DOCUMENT 96932536.

(AFFECTS PARCELS 1, 2 AND 3)

ASSIGNMENT OF RENTS RECORDED NOVEMBER 9, 1988 AS DOCUMENT 88518532 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 562 TO COLONIAL BANK AND TRUST COMPANY.

(AFFECTS PARCELS 1, 2 AND 3) 4)

TRUST DEED DATED JANUARY 10, 1986 AND RECORDED FEBRUARY 10, 1986 AS DOCUMENT 86057566 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 KNOWN AS TRUST NUMBER 562 TO COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE TO SECURE A NOTE FOR \$500,000.00.

MODIFICATION AGREEMENT DTD MARCH 1, 1991 AND RECORDED MAY 30, 1991 AS DOCUMENT 91257646.

MODIFICATION AGREEMENT DTD MARCH 1, 1996 AND RECORDED JUNE 18, 1996 AS DOCUMENT 96466716.

(AFFECTS PARCELS 1, 2 AND 3)

ASSIGNMENT OF RENTS RECORDED FEBRUARY 10, 1986 AS DOCUMENT NO. 86057569 MADE COLONIAL BANK AND TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1983 AND KNOWN AS TRUST NUMBER 562 TO COLONIAL BANK AND TRUST COMPANY.

(AFFECTS PARCELS 1, 2 AND 3)

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007689371 D2

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

PARCEL 1:

THAT PART OF LOTS 1 TO 7 BOTH INCLUSIVE AND LOTS 25 TO 31 BOTH INCLUSIVE, AND THE VACATED ALLEY LYING BETWEEN SAID LOTS ALL TAKEN AS A TRACT IN BLOCK 5 OF COSSITT'S SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST FULTON STREET AND THE EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF NORTH CALIFORNIA AVENUE, A DISTANCE OF 219.89 FEET TO A LINE 110 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND ITS WESTWARD EXTENSION IN BLOCK 5 OF COSSITT'S SECOND ADDITION, BEING A SUBDIVISION OF A PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF NORTH CALIFORNIA AVENUE, A DISTANCE OF 38.02 FEET TO THE NORTH LINE OF LOT 26, THENCE SOUTH 89 DEGREES, 36 MINUTES, 53 SECONDS EAST ALONG SAID NORTH LINE OF LOT 26 AND ITS EASTWARD EXTENSION, A DISTANCE OF 134.77 FEET TO THE CENTER LINE OF A VACATED ALLEY; THENCE NORTH 00 DEGREES, 00 MINUTES, 08 SECONDS WEST ALONG SAID CENTER LINE OF VACATED ALLEY, A DISTANCE OF 121.07 FEET TO THE NORTH LINE OF SAID BLOCK 5 OF COSSITT'S SECOND ADDITION, ETC.; THENCE SOUTH 89 DEGREES, 44 MINUTES, 50 SECONDS EAST ALONG SAID NORTH LINE OF BLOCK 5, A DISTANCE OF 25.50 FEET TO THE WEST LINE OF LOTS 1 AND 2; THENCE SOUTH 00 DEGREES, 08 MINUTES, 00 SECONDS EAST ALONG SAID WEST LINE OF LOTS 1 AND 2, A DISTANCE OF 49.15 FEET TO THE NORTH LINE OF LOT 1; THENCE NORTH 89 DEGREES, 37 MINUTES, 04 SECONDS WEST ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 16 FEET TO THE WEST LINE OF LOTS 3 TO 7 BOTH INCLUSIVE; THENCE SOUTH 00 DEGREES, 00 MINUTES, 08 SECONDS EAST ALONG SAID WEST LINE OF LOTS 3 TO 7 BOTH INCLUSIVE, A DISTANCE OF 110 FEET TO A LINE 110 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND ITS WESTWARD EXTENSION; THENCE NORTH 89 DEGREES, 37 MINUTES, 04 SECONDS WEST ALONG SAID LINE 110 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND ITS WESTWARD EXTENSION, A DISTANCE OF 144.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 27 TO 31 BOTH INCLUSIVE AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS IN BLOCK 5 IN COSSITT'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 4 FEET OF LOTS 1 AND 2 AND THE WEST 20 FEET OF THE NORTH 110 FEET OF LOTS 3 TO 7 BOTH INCLUSIVE (MEASURED SOUTH OF THE NORTH LINE OF SAID LOT 3) ALL IN BLOCK 5 OF COSSITT'S SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12,

EXHIBIT

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SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007689371 D2

TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A RECTANGULAR SHAPED TRACT OR PARCEL OF LAND, BEING THAT PART OF THE WEST 5/8THS OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12, WITH THE SOUTH LINE OF THE WESTERLY PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED BY JOHN R. VALENTINE AND WIFE, TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED JANUARY 7, 1865 AND RECORDED MAY 4, 1865 IN BOOK 306 ON PAGE 155 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS BEING ALSO THE NORTHWEST CORNER OF COSSITT'S SECOND ADDITION TO CHICAGO, BEING ALSO A PART OF THE WEST 5/8THS OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12; THENCE EAST ALONG THE SOUTH LINE OF THAT CERTAIN TRACT OR PARCEL OF LAND SO CONVEYED BY DEED OF JANUARY 7, 1865 BEING ALSO THE NORTH LINE OF COSSITT'S SECOND ADDITION AS AFORESAID 570.00 FEET; THENCE NORTH PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12, A DISTANCE OF 60.50 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THAT CERTAIN TRACT OR PARCEL OF LAND SO CONVEYED BY SAID DEED OF JANUARY 7, 1865 AND PARALLEL WITH THE NORTH LINE OF COSSITT'S SECOND ADDITION TO CHICAGO, AS AFORESAID 570.00 FEET TO AN INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12, A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

A PARCEL OF LAND COMPRISING PARTS OF LOTS 3 TO 9, BOTH INCLUSIVE AND PART OF LOT 23, AND ALL OF LOTS 24 TO 31 BOTH INCLUSIVE AND PART OF THE NORTH AND SOUTH VACATED ALLEY ALL IN BLOCK 4 OF COSSITT'S SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF LOTS 1 TO 8 BOTH INCLUSIVE AND ALL OF LOT 24 AND PARTS OF LOTS 9, 23 AND 25 AND PART OF THE NORTH AND SOUTH VACATED 19 FOOT WIDE ALLEY, ALL IN BLOCK 5 OF SAID COSSITT'S SECOND ADDITION, ALSO PART OF VACATED NORTH FAIRFIELD AVENUE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF NORTH CALIFORNIA AVENUE 179.96 FEET NORTH OF INTERSECTION OF THE NORTH LINE OF WEST FULTON STREET AND SAID EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE SOUTH 89 DEGREES 36 MINUTES 38 SECONDS EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST AND WEST VACATED 18 FOOT WIDE ALLEY IN SAID BLOCK 5, AND ALONG THE EASTWARD EXTENSION OF SAID LINE, A DISTANCE OF 495.82 FEET TO A POINT IN A LINE WHICH IS THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOTS 1 AND 2 IN SAID BLOCK 4; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOTS 1 AND 2 IN BLOCK 4, AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2 IN BLOCK 4, A DISTANCE OF 199.90 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE NORTH 89 DEGREES 44 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCKS 4 AND 5, A DISTANCE OF 335.53 FEET TO THE WEST LINE OF LOTS 1 IN SAID BLOCK 5; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG SAID

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WEST LINE OF LOTS 1 AND 2 IN BLOCK 5, A DISTANCE OF 49.15 FEET TO THE NORTH LINE OF LOT 3 IN SAID BLOCK 5; THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 5, A DISTANCE OF 16 FEET TO THE WEST LINE OF LOTS 3 TO 7 BOTH INCLUSIVE, IN SAID BLOCK 5; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE OF LOTS 3 TO 7 BOTH INCLUSIVE IN BLOCK 5, A DISTANCE OF 110 FEET TO A POINT IN A LINE 110 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID BLOCK 5 AND ITS WESTWARD EXTENSION; THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 144.27 FEET TO THE EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF NORTH CALIFORNIA AVENUE; A DISTANCE OF 39.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCLUDING THEREFROM THE WEST 4 FEET OF LOTS 1 AND 2 AND THE WEST 20 FEET OF THE NORTH 110 FEET OF LOTS 3 TO 7 BOTH INCLUSIVE MEASURED SOUTH OF THE NORTH LINE OF SAID LOT 3) ALL IN BLOCK 5 OF COSSITT'S SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 5/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NUMBERS FOR
319-341 N. CALHOUN ST., CHICAGO, ILL.
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16-12-400-003

16-12-403-001, 002, 003, 004, 006, 016, 034, 035, 036, 037, 038 and 039

16-12-404-001, 002, 003, 004, 005, 006, 007, 008, 035, 037, 039 and 041

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