

UNOFFICIAL COPY

98336873

OFFICE OF RECORDING

131.00

11/27/98 1142100

11/27/98 1142100

COOK COUNTY RECORDER

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT CONGRESS FINANCIAL CORPORATION (CENTRAL), ("Mortgagee"), of the County of Cook and State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage, as amended, hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby remise, release, convey, and quit-claim unto COBRA ELECTRONICS CORPORATION, (f/k/a Dynuscan Corporation), a Delaware corporation, 5500 W. Cortland, Chicago, Illinois, 60635, its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by the following documents:

- (i) a certain Mortgage, Security Agreement and Assignment of Rents (the "Mortgage"), dated as of November 12, 1992, and recorded November 16, 1992, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 92858615;
- (ii) a certain First Amendment to Mortgage, Security Agreement and Assignment of Rents, dated as of January 20, 1995, and recorded January 23, 1995, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 95050077; and
- (iii) a certain Modification to Mortgage, Security Agreement and Assignment of Rents dated as of October 31, 1996, and recorded November 7, 1996, in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 96-852583.

to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

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

Permanent Real Estate Index Numbers
Address of Premises:

See Exhibit A attached hereto.
See Exhibit A attached hereto.

7709247D2
9

6

98336873

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Witness our hand and seal, as of this 7th day of April, 1998.

CONGRESS FINANCIAL
CORPORATION (CENTRAL)

By: [Signature]
Name: STEVEN LINDERMAN
Title: vice president

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

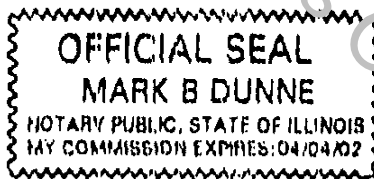
Before me, a notary public, in and for said county, personally appeared STEVEN LINDERMAN known to me to be the person who, as vice president of Congress Financial Corporation (Central), an Illinois corporation, signed the same, and acknowledged to me that he did so sign said instrument in the name and upon behalf of said corporation as such officer, that the same is his free act and deed as such officer, and the free and corporate act and deed of said corporation and he was duly authorized thereunto by its board of directors.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal, this 7th day of April, 1998.

[Signature]
Notary Public

My Commission expires:

4/4/2002



This instrument was prepared by:

Philip J. Perzek
LATHAM & WATKINS
Sears Tower - Suite 5800
Chicago, IL 60606

Return to:
James Marovitz
Sidley & Austin
One First National Plaza
Chicago, IL 60603

98336873

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THOSE PARTS OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 AND OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 WHICH IS 800.10 FEET NORTH OF THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTH EAST 1/4 WITH THE SOUTH LINE EXTENDED WEST OF BLOCK 10 OF A. GALE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ON AN ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 769.02 FEET A DISTANCE OF 190.48 FEET TO A POINT; THE TANGENT OF SAID ARC AT ITS POINT OF BEGINNING MAKES AN ANGLE WITH THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF 85 DEGREES 13 MINUTES IN THE SOUTHEAST QUADRANT SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THENCE SOUTHERLY ON A LINE WHICH FORMS AN ANGLE OF 114 DEGREES 58 MINUTES 05 SECONDS WITH THE CHORD WHICH SUBTENDS THE LAST DESCRIBED CURVED LINE FOR A DISTANCE OF 44.74 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVED LINE TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE CONVEX TO THE EAST AND HAVING A RADIUS OF 348.55 FEET, A DISTANCE OF 85.78 FEET TO A POINT OF TANGENCY IN A LINE WHICH IS 208 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTH EAST 1/4; THENCE SOUTH ON SAID PARALLEL LINE 236.20 FEET TO A POINT IN A LINE WHICH IS 401.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCK 10; THENCE WEST ON SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 168 FEET TO A POINT IN THE EAST LINE OF NASHVILLE AVENUE; THENCE SOUTH ON SAID EAST LINE OF NASHVILLE AVENUE A DISTANCE OF 401.50 FEET TO THE SOUTHWEST CORNER OF BLOCK 10 AFORESAID; THENCE EAST ON THE SOUTH LINE OF SAID BLOCK 10 AND SAID LINE EXTENDED FOR A DISTANCE OF 388 FEET TO A POINT; SAID SOUTH LINE OF BLOCK 10 IS IDENTICAL WITH THE NORTH LINE OF WEST CORTLAND STREET; THENCE NORTH ON A LINE WHICH IS 388 FEET EAST OF AND PARALLEL WITH THE SAID EAST LINE OF NASHVILLE AVENUE FOR A DISTANCE OF 648.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 1332.57 FEET; THENCE WESTERLY ALONG SAID CURVED LINE A DISTANCE OF 88.06 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ON A CURVED LINE TANGENT TO LAST DESCRIBED CURVED LINE CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 769.02 FEET A DISTANCE OF 182.02 FEET TO THE POINT OF BEGINNING (SAID LAST DESCRIBED CURVE HAS THE SAME CENTER AS THE CURVE FIRST ABOVE DESCRIBED), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PORTION OF BLOCKS 8, 9 AND 10 OF A. GALE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO

ALL THAT PORTION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31,

98896873

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO ALL VACATED ALLEYS WITHIN SAID BLOCKS, ALSO THAT PART OF VACATED NATCHKZ AVENUE AND VACATED NAGLE AVENUE LYING NORTH OF THE SOUTH LINE OF SAID BLOCKS EXTENDED EAST AND WEST AND THAT PART OF VACATED ARMITAGE AVENUE LYING EAST OF THE WEST LINE OF SAID BLOCK 10 EXTENDED NORTH LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 800.10 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 10 EXTENDED; THENCE ON A ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 769.02 FEET, A DISTANCE OF 372.50 FEET, THE TANGENT TO SAID ARC AT ITS POINT OF BEGINNING MAKES AN ANGLE WITH THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF 86 DEGREES 13 MINUTES IN THE SOUTHEAST QUADRANT; THENCE CONTINUING ON AN ARC CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 1332.57 FEET, A DISTANCE OF 207.90 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TANGENT TO SAID ARC A DISTANCE OF 83 FEET; THENCE ON AN ARC CONVEX TO THE SOUTH AND HAVING A RADIUS OF 1960.88 FEET A DISTANCE OF 564.70 FEET; THENCE ON A STRAIGHT LINE TANGENT TO SAID ARC TO A POINT ON THE EAST LINE OF SAID BLOCK 8, 419.70 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 8 (EXCEPTING THEREFROM THAT PART THEREOF WHICH LIES WEST OF A LINE WHICH IS 388 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NASHVILLE AVENUE AND EXCEPT THAT PART THEREOF WHICH LIES EAST OF A LINE WHICH IS 575 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH HARRAGANSETT AVENUE) IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 3:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT CREATED BY RESERVATIONS IN DEED TO BECKLEY-CARDY COMPANY DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681649 AND IN DEED TO UNITED STATES PLYWOOD CORPORATION DATED JULY 29, 1953 AND RECORDED JULY 30, 1953 AS DOCUMENT 15682683 FOR THE BENEFIT OF THE OWNER OR OWNERS, MORTGAGEES AND OCCUPANTS FROM TIME TO TIME OF SAID PARCEL 2 OVER THE REAL ESTATE DESCRIBED AS EASEMENTS NOS. 1 AND 3 ON PLAT OF SURVEY MADE BY EMMET KENNEDY DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681648 WHICH PLAT IS HEREINAFTER REFERRED TO AS 'JULY PLAT' FOR A PRIVATE ROADWAY FOR VEHICULAR TRAFFIC FOR INGRESS AND EGRESS FROM SAID PARCEL 2 TO NORTH HARRAGANSETT AVENUE, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT CREATED BY RESERVATIONS IN AFORESAID DEED TO BECKLEY-CARDY COMPANY RECORDED AS DOCUMENT 15681649 AND IN AFORESAID DEED TO UNITED STATES PLYWOOD CORPORATION RECORDED AS DOCUMENT 15682683 AND IN DEED TO WESTINGHOUSE ELECTRIC SUPPLY COMPANY DATED SEPTEMBER 14, 1953 AND RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719580 FOR THE BENEFIT OF THE OWNERS OR OWNER, MORTGAGEES AND OCCUPANTS FROM TIME TO TIME OF SAID PARCEL 2 FOR RAILROAD SWITCH TRACT PURPOSES OVER THE REAL ESTATE DESCRIBED AS EASEMENTS NOS 2 AND 4 ON SAID 'JULY PLAT' AND AS EASEMENTS NO. 10 ON PLAT OF SURVEY MADE BY EMMET KENNEDY DATED AUGUST 25, 1953 AND RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719579 HEREINAFTER REFERRED TO AS 'AUGUST PLAT' FOR THE SWITCHING OF RAILROAD CARS ON RAILROAD TRACK CONSTRUCTED ON THE REAL ESTATE DESCRIBED AS EASEMENTS NOS. 2 AND 4 AND 7 ON THE AFORESAID 'JULY PLAT' AND AS EASEMENTS NO 10 ON AFORESAID 'AUGUST PLAT' IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ALSO

PARCEL 5:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, CREATED BY RESERVATION IN DEED TO WESTINGHOUSE ELECTRIC SUPPLY COMPANY AND RECORDED AS DOCUMENT 15719580 FOR THE BENEFIT OF THE OWNERS OR OWNER, MORTGAGEES AND OCCUPANTS FROM TIME TO TIME OF SAID PARCEL 2 FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND USE OF A RAILROAD SPUR TRACK AND SWITCH ON AND OVER THE REAL ESTATE RAILROAD SPUR TRACT AND SWITCH ON AND OVER THE REAL ESTATE DESCRIBED AS EASEMENTS NO. 10 ON AFORESAID 'AUGUST PLAT' IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 6:

TOGETHER WITH AN EASEMENT, CREATED BY RESERVATION IN AFORESAID DEED TO WESTINGHOUSE ELECTRIC SUPPLY COMPANY RECORDED AS DOCUMENT 15719580 OVER THE REAL ESTATE DESCRIBED AS EASEMENTS NO. 10 ON AFORESAID 'AUGUST PLAT' FOR THE BENEFIT OF THE OWNER OR OWNERS, MORTGAGEES AND OCCUPANTS OF SAID PARCEL 2 FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND USE OF RAILROAD INDUSTRIAL SIDE TRACT AND SWITCH LEADING INTO SAID PARCEL 2, ALL IN COOK COUNTY, ILLINOIS

PARCEL 7:

THOSE PARTS OF BLOCKS 8 AND 9, TOGETHER WITH THE VACATED ALLEYS AND VACATED NAGLE AVENUE LYING BETWEEN SAID BLOCKS, IN A. GALE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIE WEST OF A LINE WHICH IS 325 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 8, AND EAST OF A LINE WHICH IS 575 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID BLOCK 8, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31 WHICH IS 800.10 FEET NORTH OF THE SOUTH LINE OF BLOCK 10 IN A. GALE'S SUBDIVISION AFORESAID, EXTENDED; THENCE ON A ARC, CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 769.02 FEET, A DISTANCE OF 372.5 FEET (THE TANGENT TO SAID ARC AT ITS POINT OF BEGINNING MAKES AN ANGLE WITH THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF 86 DEGREES, 13 MINUTES, 00 SECONDS IN THE SOUTH EAST QUADRANT); THENCE CONTINUING ON AN ARC, CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 1332.57 FEET, A DISTANCE OF 207.9 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TANGENT TO LAST SAID ARC, A DISTANCE OF 83 FEET; THENCE ON A ARC CONVEX TO THE SOUTH AND HAVING A RADIUS OF 1960.08 FEET, A DISTANCE OF 564.7 FEET; THENCE ON A STRAIGHT LINE TANGENT TO SAID ARC TO A POINT ON THE EAST LINE OF SAID BLOCK 8, 419.7 FEET NORTH OF THE SOUTH LINE OF BLOCK 8;

PARCEL 8:

A NON-EXCLUSIVE EASEMENT CREATED BY GRANT IN TRUSTEE'S DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1952 AND KNOWN AS TRUST NUMBER 14313, TO UNITED STATES FILMWORK CORPORATION, DATED JULY 29, 1953 AND RECORDED JULY 30, 1953 AS DOCUMENT 15612603, AS MODIFIED BY INSTRUMENT DATED SEPTEMBER 11, 1953 AND RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719578, FOR THE BENEFIT OF PARCEL 7

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFORESAID, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND USE OF RAILROAD SPUR TRACK AND SWITCH, ON AND OVER THE REAL ESTATE DESCRIBED AS EASEMENTS, DESIGNATED AS NOS 7 AND 9 ON PLAT OF SURVEY MADE BY EMMET KENNEDY, DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681648 (EXCEPTING THEREFROM THE PREMISES DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWESTERLY CORNER OF SAID NO. 9, AND RUNNING THENCE EASTERLY ON A CURVED LINE, CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 769.02 FEET, A DISTANCE OF 6.05 FEET TO A POINT; THENCE SOUTH 38 DEGREES 44 MINUTES EAST, A DISTANCE OF 72.96 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVED LINE TANGENT TO SAID LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 349.76 FEET, TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY LINE OF SAID EASEMENT NO. 9; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF EASEMENT NO. 9, SAID LINE BEING A CURVED LINE, CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 349.76 FEET, TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 30 MINUTES WEST ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT NO. 9, A DISTANCE OF 131.50 FEET TO THE POINT OF BEGINNING

PARCEL 9:

A NON-EXCLUSIVE EASEMENT CREATED BY GRANT IN AFORESAID TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 15682683, FOR THE BENEFIT OF PARCEL 7 AFORESAID, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND USE OF A RAILROAD INDUSTRIAL SIDE TRACK AND SWITCH ON AND OVER THE REAL ESTATE DESCRIBED AS EASEMENT NO. 8, ON AFORESAID PLAT OF SURVEY, AND SUCH PART OF THE REAL ESTATE DESCRIBED AS EASEMENT NO. 7, ON SAID PLAT AS IS NECESSARY FOR THE RAILROAD INDUSTRIAL SPUR TRACK TO BE BUILT ON EASEMENT NO. 8, TO CONNECT ONTO AND SWITCH INTO THE RAILROAD SPUR TRACK TO BE BUILT ON EASEMENT NO. 7;

PARCEL 10:

A NON-EXCLUSIVE EASEMENT CREATED BY RESERVATION IN TRUSTEE'S DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE, AFORESAID, TO BECKLEY-CARDY COMPANY, DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681649, FOR THE BENEFIT OF PARCEL 7 AFORESAID, FOR RAILROAD AND SWITCH TRACK PURPOSES OVER THE REAL ESTATE DESCRIBED AS EASEMENT NO. 2, ON AFORESAID PLAT OF SURVEY, FOR THE SWITCHING OF RAILROAD CARS ON THE RAILROAD TRACK TO BE CONSTRUCTED ON EASEMENTS DESIGNATED AS NO. 2, 4, AND 7 ON SAID PLAT OF SURVEY, AND ON A PORTION OF EASEMENT NO. 9, ON SAID PLAT;

PARCEL 11:

A NON-EXCLUSIVE EASEMENT CREATED BY RESERVATION IN AFORESAID TRUSTEE'S DEED RECORDED AS DOCUMENT 15681649, FOR THE BENEFIT OF PARCEL 7 AFORESAID, OVER THE REAL ESTATE DESCRIBED AS EASEMENT NO. 1 ON AFORESAID PLAT OF SURVEY, FOR A PRIVATE ROAD FOR VEHICULAR INGRESS AND EGRESS BETWEEN PARCEL 1 AFORESAID AND NARRAGANSETT AVENUE, ALL IN COOK COUNTY, ILLINOIS

PINS: 13-31-205-041
13-31-205-042

13-31-425-003
13-31-425-004
13-31-425-005

95336873

Address of Property: 6450-6500 W. Cortland
Chicago, Illinois 60635

UNOFFICIAL COPY

Property of Cook County Clerk's Office