

This instrument prepared by: **UNOFFICIAL COPY**

Laufetta Davies

Name

231 South LaSalle Street, Suite 0310

Address

Chicago, IL 60697



99002735

99002735

8766/0219 30 001 Page 1 of 3

1999-01-04 11:44:33

Cook County Recorder 25.00

Partial Release Deed

KNOW ALL MEN BY THESE PRESENTS, that BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a National banking association, (the "Bank"), 231 S. LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby, RELEASE, CONVEY AND QUIT CLAIM unto JS II L.L.C., an Illinois Limited Company (THE "Borrower"), and its successor and assigns, all of the right, title, interest, claim or demand whatsoever in the real estate legally described as Condominium Unit No. H-37 on Exhibit A attached hereto and hereby made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining (collectively, the "Released Real Estate"), which the Bank may have acquired under that certain Mortgage with Assignment of Rents, Security Agreement and Fixture Filing dated February 23, 1998 and recorded as Document No. 98572006 in the Recorder's Office of Cook County, in the State of Illinois on July 2, 1998, (The Mortgage") and encumbering the Released Real Estate and other property (the "Property").

THIS IS A PARTIAL RELEASE only as to the Unit described above as the Released Real Estate.

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage which by their terms expressly survive the release or termination of the Mortgage, or in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage on that portion of the Property which is not hereby released or any rights or remedies of the Bank thereunder. However, this Release shall act as a Partial Release and termination of all liens, claims and interests the Bank possesses under the Mortgage in and to the Released Real Estate.

IN WITNESS WHEREOF of the Bank has caused these presents to be signed by its duly authorized officers, and its corporate seal as of the 19th day of November, 1998.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

Attest

Nancy Kolberg
Nancy Kolberg

By

Roy K. Moyer
Roy K. Moyer

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

Bank of America

Bank of America National Trust and Savings Association, 231 South LaSalle St., Chicago, IL. 60697

BOX 333-CTI

Handwritten notes: 7769104 DB, BA, and other scribbles.

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99002735

Partial

RELEASE DEED



Bank of America National Trust and Savings Association, 231 South LaSalle Street, Chicago, Illinois 60697

- TO -

ADDRESS OF PROPERTY:

1812 S. Federal; Chicago, IL. 60616

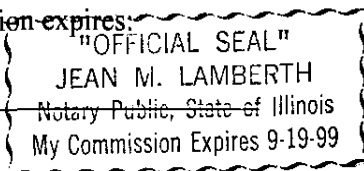
MAIL TO: **Dranias, Harrington & Wilson**
77 West Washington Street Suite 920
Chicago, IL. 60602
Attn: Keith Harrington

STATE OF Illinois) SS.
COUNTY OF Cook)

I, Jean M. Lamberth, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Roy K. Moyer, Vice President of the within named Bank of America National Trust and Savings Association and Nancy Kolberg, Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Roy K. Moyer, Vice President and Nancy Kolberg, Vice President, respectively, and to me personally known to be such officers of said Bank, 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 and deed of said Bank, for the uses and purposes herein set forth; and the said Officer did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument, as his own free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 19th day of November, 1998.

My commission expires:



Jean M. Lamberth
Notary Public

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EXHIBIT A

99002735

LEGAL DESCRIPTION OF THE RELEASED REAL ESTATE

PARCEL 1: UNIT H-37 IN DEARBORN VILLAGE IN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 16 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39TH NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST ½ OF VACATED 2ND FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19TH STREET) ALSO THAT PART OF THE WEST ½ OF VACATED SOUTH DEARBORN STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED AND NORTH OF THE SOUTH LINE OF WEST 19TH STREET, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS NUMBER 98876220, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF HP-37 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98876220.

Permanent Index Nos.: 17-21-408-007-0000, 17-21-408-008-0000, 17-21-408-009-0000, 17-21-408-010-0000, 17-21-408-011-0000, 17-21-408-012-0000, 17-21-408-013-0000, 17-21-408-014-0000, 17-21-408-015-0000, 17-21-408-016-0000, 17-21-408-017-0000, 17-21-408-018-0000, 17-21-408-019-0000, 17-21-408-020-0000, 17-21-408-021-0000, 17-21-408-022-0000, 17-21-408-023-0000, 17-21-408-024-0000, 17-21-408-025-0000, 17-21-408-026-0000 & 17-21-408-027-0000

Property Address: 1812 S. Federal
Chicago, Illinois 60616

Clerk's Office