

This instrument prepared by:

UNOFFICIAL COPY

99110035

7441/0284 04 001 Page 1 of 3
1999-02-02 12:52:36
Cook County Recorder 25.00

Lauréttta, Davies

Name

231 South LaSalle Street, Suite 0310

Address

Chicago, IL 60697



99110035

Partial Release Deed

3

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. Q-22 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 22nd day of December, 1998.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

By Roy K. Moyer
Roy K. Moyer

Attest Debra L. Grand
Debra L. Grand

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

BOX 333-CTI

Handwritten notes and initials on the left margin: "LAW", "CT", "D", "2789089", and a circled "B".

UNOFFICIAL COPY

Partial RELEASE DEED



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

- TO -

ADDRESS OF PROPERTY:

1812 S. State; 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, Lolita Morrison, 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 Debra L. Grand, 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 Debra L. Grand, 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 22nd day of December, 1998

My commission expires:

1-15-2001

Notary Public

"OFFICIAL SEAL"
LOLITA MORRISON
Notary Public, State of Illinois
My Commission Expires 1-15-2001

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EXHIBIT A

LEGAL DESCRIPTION OF THE RELEASED REAL ESTATE

PARCEL 1: IN THE DEARBORN VILLAGE CONDOMINIUM IV, UNIT Q-23, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH ½ OF LOT 5 AND ALL OF LOTS 8, 9, 12 AND 13 IN BLOCK 15 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST ½ FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST ½ OF THE VACATED 30 FOOT ALLEY WHICH LIES SOUTH OF THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 5 AND NORTH OF THE SOUTH LINE OF SAID LOT 13 (THE SOUTH LINE OF SAID LOT 13 ALSO BEING THE NORTH LINE OF W. 19TH STREET), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08184396 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 07-22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 08184396

Permanent Index Nos.: 17-21-409-008, 17-21-409-017, 17-21-409-018, 17-21-409-019 & 17-21-409-020

Property Address: 1812 S. State
Chicago, Illinois 60616

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