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2/7/0177 03 001 Page 1 of 3

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Cook County Recorder

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RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)

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

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KNOW ALL MEN BY THESE PRESENTS, That FIRST BANK & TRUST

COMPANY OF ILLINOIS

of the County of COOK and the State of ILLINOIS for and in consideration of the payment ASSIGNMENT OF RENTS of the indebtedness secured by the MORTGAGE hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, do ES hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto FIRST BANK & TRUST (NAME AND ADDRESS)

COMPANY OF ILLINOIS, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 14, 1996 AND KNOWN AS TRUST NO. 10-2008

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever ASSIGNMENT OF RENTS

THEY may have acquired in, through or by a certain MORTGAGE bearing date the 6th day of

MARCH, 19 96, and recorded in the Recorder's Office of COOK County, in the State of Illinois, in book 96179362 of records, on page 96174161, as document No. 96174161, 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 Number(s): 17-09-236-017

Address(es) of premises: 300 WEST GRAND AVENUE, UNITS #305 and P-4, CHICAGO, ILLINOIS 60610

Witness OUR hand S and seal S, this 12th day of FEBRUARY 19 99

(Signature of George Psaras) (SEAL) (GEORGE PSARAS, VICE PRESIDENT) (Signature of Lito Briones) (SEAL) (LITO BRIONES, LOAN CONTROL OFFICER)

This instrument was prepared by FIRST BANK & TRUST COMPANY OF ILLINOIS/ BOX 333-CTI (NAME AND ADDRESS)

3

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, CHRISTINE KORITKO, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE PSARAS personally known to me to be the VICE President of FIRST BANK & TRUST COMPANY, a N ILLINOIS corporation, and LITO BRIONES, personally known to me to be the OFFICER of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and OFFICER they signed and delivered the said instrument, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTORS of said corporation, as their 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 seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

NOTARY REPUBLIC

Commission Expires \_\_\_\_\_

RELEASE DEED  
By Corporation

TO

ADDRESS OF PROPERTY:

300 WEST GRAND AVENUE, UNITS #305 & P-4  
CHICAGO, ILLINOIS 60610

MAIL TO:

FIRST BANK & TRUST COMPANY OF ILLINOIS  
300 EAST NORTHWEST HIGHWAY  
PALATINE, ILLINOIS 60067  
ATTN: GINA DIAZ

## EXHIBIT A

### PARCEL 1:

UNIT NUMBER **305** IN 300 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **98548808**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER **98548807**.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF **P 4**, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER **98782835**.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

(A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;  
(B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.