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THIS DOCUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

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Doc#: 0535543176 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2005 01:14 PM Pg: 1 of 3

CAS903264-DA-MCONN

RELEASE OF JUNIOR REAL ESTATE MORTGAGE, ASSIGNMENT OF RENTS SECURITY AGREEMENT AND UCC FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS, THAT BUILDERS CAPITAL, LLC, an Illinois limited liability company, whose address is 210 Quail Ridge Drive, Westmont, Illinois 60559 (hereinafter referred to as "Mortgagee"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, convey, release and quit claim unto 1647 Addison LLC, an Illinois limited liability company (Mortgagor as to Parcel 1) and Addison/Paulina Development LLC, an Illinois limited liability company, (Mortgagor as to Parcel 2), whose address is 1940 N. Clark Street, Chicago, Illinois 60614 (hereinafter referred to as "Mortgagor"), all of Mortgagee's right, title, interest, claim or demand they may have acquired in, through or by that certain Mortgage dated March 17, 2004, and recorded on March 23, 2004 with the Cook County Recorder of Deeds, as Document 0408342172; an Assignment of Rents recorded March 23, 2004 with the Cook County Recorder of Deeds, as Document 0408342173; and a Security Interest through and by that certain Financing Statement recorded March 23, 2004 with the Cook County Recorder of Deeds, as Document 0408342174, which encumbers the real estate described in Exhibit A, and any modification thereto, made by Mortgagor to Mortgagee to secure a performance under that certain Mortgage and Financing Statement and any modification or Rider thereto, in the original principal amount of THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS, made by Mortgagor to Mortgagee.

IN TESTIMONY WHEREOF, Mortgagee has caused these presents to be executed this 14 day of December, 2005.

Box 400-CTCC

Builders Capital, LLC, an Illinois limited liability company

By:
Name: Denis J. Daley, Jr.
Its: Managing Member

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Christine Karnick, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that Denis J. Daley, Jr. as Managing Member of Builders Capital, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of December, 2005.

Christine Karnick

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 10 AND THE WEST 22 FEET OF LOT 9 IN BLOCK 2 IN L. TURNER'S RESUBDIVISION OF BLOCK 1 TO 6, INCLUSIVE, IN L. TURNER'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1647-53 W. ADDISON, CHICAGO, ILLINOIS.

PIN: 14-19-407-002-0000

PARCEL 2:

LOTS 6, 7 AND 8 IN THE EAST 3 FEET OF LOT 9 IN BLOCK 2 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1657-59 W. ADDISON/3551-53 N. PAULINA, CHICAGO, ILLINOIS.

PIN: 14-19-407-001-0000