

UNOFFICIAL COPY

ARL
10F2
8250452 D2
CTC



**Prepared by, and After
Recording Return To:**

Jeff Jackson
Eckelberger & Jackson, LLC
7120 East Orchard Road, Suite 450
Englewood, CO 80111

Doc#: 0702433175 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2007 01:33 PM Pg: 1 of 3

Loan No. 6493
2938 West Peterson
Chicago, Illinois

RELEASE OF MORTGAGE AND OF ASSIGNMENT OF LEASES AND RENTS

THIS RELEASE OF MORTGAGE AND OF ASSIGNMENT OF LEASES AND RENTS (the "Release") is made this 13th day of December, 2006 by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., (formerly Norwest Bank Minnesota, National Association), as Trustee on behalf of the holders of Captec Loan Receivables Trust 1996-A (the "Mortgagee").

WITNESSETH:

WHEREAS, Captec Financial Group Funding Corporation ("Captec") made a loan in the original principal amount of Eight Hundred Eighty-Five Thousand and No/100 Dollars (\$885,000.00) (as the same may have been amended from time to time, the "Loan") to Chi-Co, Inc., a Colorado corporation (the "Borrower"), on or about November 14, 1997;

WHEREAS, Borrower granted to Captec that certain Mortgage, dated on or about November 14, 1997 (as the same may have been amended from time to time, the "Mortgage") to secure Borrower's obligations under the Loan, which Mortgage was recorded on January 13, 1998 as Document Number 98031417 in Cook County, Illinois,

3LC

UNOFFICIAL COPY

and which Mortgage encumbered the following described real property (the "Property"):

Lots 6 to 9, (except that part falling in Peterson Avenue), both inclusive in Block 4 in Nixon and Prasses Lincoln Peterson Avenue Addition to North Edgewater, in Northwest $\frac{1}{4}$ of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat filed in the Registrar's Office of Cook County, Illinois on June 19, 1917 as Document 74453.

Address of Real Estate: 2938 West Peterson, Chicago, Illinois
 Permanent Tax Parcel Nos.: 13-01-127-029-0000
 13-01-127-030-0000
 13-01-127-031-0000
 13-01-127-028-0000

WHEREAS, Borrower granted that certain Assignment of Rents (as the same may have been amended from time to time, the "Assignment of Rents") to Captec which was recorded January 13, 1998 as Document No. 98031421 in Cook County, Illinois;

WHEREAS, the Mortgage and the Assignment of Rents were subsequently assigned to Mortgagee; and

WHEREAS, the Loan has been paid in full and/or the purposes of the Mortgage and the Assignment of Rents have been fully satisfied, and therefore Mortgagee desires to cause the Mortgage and the Assignment of Rents to be fully and forever released and discharged of record.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee hereby fully and forever releases and discharges the Mortgage and the Assignment of Rents in their entireties, and therefore hereby fully and forever releases and discharges the Property of and from the liens and encumbrances of the Mortgage and/or the Assignment of Rents.

IN WITNESS WHEREOF, the Mortgagee has executed this Release as of the day and year first written above.

MORTGAGEE:

WELLS FARGO BANK, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A. (formerly known as Norwest Bank Minnesota, National Association), as Trustee on behalf of the holders of the Captec Loan Receivables Trust 1996-A

By: The Bank of New York, as Servicer

