

UNOFFICIAL COPY

This instrument was prepared by/return to:

JPMorgan Chase Bank, N.A.
Megan Hanley
Commercial Real Estate IL1-0951
1 Chase Plaza
Chicago, IL 60670



Doc#: 0720109025 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2007 11:07 AM Pg: 1 of 2

PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

Know all Men by these presents, that JPMorgan Chase Bank, N.A. ("Bank") in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto Breaking Ground, Inc., an Illinois not-for-profit corporation its/his/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Bank may have acquired in, through or by a certain, Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated January 19, 2007 and recorded January 22, 2007 as Document No. 0702218026 of the Official Record Book in the Register's Office in Cook County, in the State of Illinois applicable to the property, situated in said County and State, legally described as follows, to wit:

014775-2
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Legal Description:

LOT 37 IN BLOCK 1 IN DOWNING, CORNING AND PRENTISS DOUGLAS PARK ADDITION TO CHICAGO, AS SUBDIVISION OF BLOCK 4 AND OF LOT 2 IN BLOCK 3 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-23-205-021-0000: 1239 S. CHRISTIANA (AS TO LOT 37)

For the Protection of the Owner, this Release shall be filed with the Recorder of Deeds or Registrar of Titles in whose office the Mortgage or Trust Deed was filed.

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DATED at Chicago, Illinois as of July 12, 2007.

JPMorgan Chase Bank, N.A.

X *Bryan Hansen*
By: Bryan Hansen
Asst Vice President

Attest: *Dina Alayan*

Property of Cook County Clerk's Office

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers or authorized agents of JPMorgan Chase Bank, N.A and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized agents of said corporation 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 and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the day and year first above written.

Megan E. Hanley
Notary Public

