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This instrument was prepared by:

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Deerfield, Illinois 60615

Doc#: 0813601032 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2008 10:26 AM Pg: 1 of 3

RELEASE OF MORTGAGE

JT F0473

KNOW ALL MEN BY THESE PRESENTS, IMPERIAL DEVELOPERS USA, L.L.C., an Illinois limited liability company, having an address of c/o JZT Development, LLC, 560 Ogden Avenue, Unit E, Lisle, IL 60532 as Mortgagee (the "Mortgagee"), 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 ERIK TELLEFSON, Individually, and SARAH CARROLL, Individually, having an address at 1712 N. Wood, Unit 1W, Chicago, Illinois, 60622 as Mortgagor (collectively, the "Mortgagor"), and their respective successors and assigns, all of the right, title, interest, claim or demand whatsoever which the Mortgagee may have acquired in the real estate situated in Cook County, in the State of Illinois legally described on Exhibit A attached hereto and made a part hereof (the "Property"), in, through or by the documents listed below and each and every amendment or modification thereto, if any (collectively the "Mortgage"), filed for record in the Recorder's Office of Lake County, in the State of Illinois:

<u>Document</u>	<u>Date of Document</u>	<u>Document Number</u>	<u>Date of Recordation</u>
Second Mortgage	January 5, 2006	0719831002	July 17, 2007

together with all appurtenances and privileges belonging or appertaining to the Property.

This Release shall act as a full release and termination of all liens, claims and interests the Mortgagee possesses related to the Mortgage and with respect to the Property described in Exhibit A. This Release shall also serve as authorization for the Borrower to file UCC-3 Termination Statements in connection with the loan and security described in the Mortgage and the other loan documents in connection therewith.

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

Commercial Land Title Insurance Co.
134 N. LaSalle, Suite 2000
Chicago, IL 60602

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IN WITNESS WHEREOF, the Mortgagee has caused these presents to be signed by its duly authorized officer as of the 17th day of April, 2008.

IMPERIAL DEVELOPERS USA, L.L.C.,
an Illinois limited liability company

By: [Signature]
Houshyar Khoshbin, Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

On this, the 17 day of April, 2008, before me, a Notary Public, personally appeared Houshyar Khoshbin, the Manager of Imperial Developers USA, L.L.C., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated, with authority and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires:

After Recording , Mail to:

Theodore R. Timm, Esq.
Levick, Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60615



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EXHIBIT A

The Property

UNIT NUMBER 1W IN NORTHWOOD DAWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 92 AND 93 IN SMITHS SUBDIVISION OF BLOCK 34 IN SHEFFIELDS ADDITIONS TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010688142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1712 N. Wood Street, Unit 1W, Chicago, IL 60622

1431-419-056-1001

Property of Cook County Clerk's Office