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Doc#: 0818341150 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2008 02:32 PM Pg: 1 of 4

**RELEASE OF MORTGAGE
OR TRUST DEED**

**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.**

KNOW ALL MEN BY THESE PRESENTS, That
ACA FINANCIAL GUARANTY CORPORATION, a Maryland
stock insurance company, for and in consideration of the payment
of the indebtedness secured, and of the sum of one dollar, the
receipt whereof is hereby acknowledged, does hereby REMISE,
RELEASE, CONVEY, and QUIT CLAIM unto UNO CHARTER
SCHOOL NETWORK, INC., an Illinois not for profit
corporation, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or
by a certain Construction Leasehold Mortgage and Security Agreement with Assignment of Rents and
Leases and Financing Statement dated August 1, 2006 and recorded August 31, 2006 as Document No.
0624345091, and all amendments thereto, if any, all recorded in the Recorder's Office of Cook County,
in the State of Illinois, to the premises therein described as follows, situated in the County of Cook, State
of Illinois to wit: See **Exhibit A**

Permanent Real Estate Index Number(s): See **Exhibit A**

IN WITNESS WHEREOF, this Release is executed and delivered this 27 day of June, 2008, by a
duly authorized officer of the Mortgagee.

Box 400
J. York

ACA FINANCIAL GUARANTY CORPORATION,
a Maryland stock insurance company

By: Shelley A. [Signature]
Its: Director

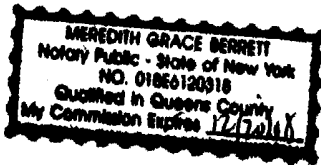
ABOVE SPACE FOR RECORDER'S USE ONLY

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State of New York)
) ss
County of New York)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Shelley Stein, the Director of ACA Financial Guaranty Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person and severally acknowledged that he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of June 2008.
Commission expires December, 2008



Meredith Grace Berrett
NOTARY PUBLIC

This instrument was prepared by and after recording return to:

Randall S. Kulat
Meltzer, Purtil & Stelle LLC,
300 S. Wacker Drive, Suite 3500
Chicago, Illinois 60606

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EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED DECEMBER 2, 2005 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624345088, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 20 YEARS BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2026.

THE NORTH 62.93 FEET OF LOTS 21 THRU 24, THE WEST 20.10 FEET OF THE NORTH 62.93 FEET OF LOT 20 AND THE EAST 1.07 FEET OF THE NORTH 62.93 FEET OF THE VACATED ALLEY LYING WESTERLY OF LOT 24 IN H.H. WALKERS SUBDIVISION OF BLOCKS 33, 34, 47 AND 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1641 W. 16th Street, Chicago, Illinois

Property Index Number: 17-19-403-001-0000

TRACT 2:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED JANUARY 24, 2006 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624345089, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 10 YEARS BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2016.

THE WEST 17.25 FEET OF LOT 16, IN THE RESUBDIVISION OF LOTS 15 TO 24, INCLUSIVE, IN BLOCK 5 AND LOTS 37 TO 46, INCLUSIVE, IN BLOCK 6 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1910 AS DOCUMENT NUMBER 4650426, IN COOK COUNTY, ILLINOIS

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ALSO

LOTS 31 THROUGH 34, LOT 35 (EXCEPT THE EAST 16 FEET THEREOF) AND LOT 36, AND THE NORTH 12.25 FEET OF VACATED ALLEY LYING SOUTHERLY OF LOTS 31 THROUGH 34 AND LOT 35 (EXCEPT THE EAST 16 FEET THEREOF), IN BLOCK 6, IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1887 AS DOCUMENT NUMBER 909367 IN COOK COUNTY, ILLINOIS.

Property Address: 3045 Francisco Ave. and 2845 W. Barry Ave., Chicago, Illinois

Property Index Number: 13-25-111-001-0000; 13-25-111-002 and 13-25-111-003-000

TRACT 3:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED NOVEMBER 17, 2004 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624343099, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING JULY 1, 2004 AND ENDING JUNE 30, 2009.

THE SOUTH 53 FEET OF THE WEST 5 AND ½ FEET OF LOT 16, LOT 17 (EXCEPT THE EAST 4 FEET OF THE NORTH 75 FEET THEREOF) AND LOTS 18 TO 25 IN C.H. AND L.J. MCCORMICK'S SUBDIVISION OF BLOCK 6 IN SAMUEL J. WALKER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2651 W. 23rd Street, Chicago, Illinois

Property Index Number: 16-25-207-045-0000