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Doc#: 0833933066 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2008 11:00 AM Pg: 1 of 3

This instrument was prepared by
and when recorded please return to:

Michael S. Kurtzon, Esq.
Dykema Gossett PLLC
180 North LaSalle Street
Suite 2700
Chicago, Illinois 60601

RELEASE OF MORTGAGE, SECURITY AGREEMENT AND UCC FIXTURE FILING AND MORTGAGE AND LOAN DOCUMENT MODIFICATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that VAIL CAPITAL, L.L.C., an Illinois limited liability company ("Lender"), whose principal address is 2441 N. Leavitt Street, Chicago, Illinois 60647, DOES HEREBY CERTIFY that (i) a certain Mortgage, Security Agreement and UCC Fixture Filing dated January 16, 2007, and made by BROADWAY 3012 LLC, an Illinois limited liability company ("Borrower") to Lender, and recorded January 17, 2007 as Document No. 0701718003 (the "Mortgage"), as modified by a Mortgage and Loan Documentation Modification Agreement and Partial Release dated February 29, 2008 and made by WATERLOO 3013 LLC, an Illinois limited liability company ("New Borrower") to Lender and recorded March 13, 2008 as Document No. 0807133018, and (ii) a certain Assignment of Rents and of Lessor's Interest in Leases dated January 19, 2007 and recorded January 17, 2007 as Document No. 070178004, each as recorded in the Office of the Recorder of Deeds of Cook County, in the State of Illinois, with respect to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

along with, the amended and restated mortgage note, accompanying said Mortgage, fully paid, satisfied, released and discharged. Said indebtedness thereby secured having been fully paid and satisfied.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Release as of the 21st day of November, 2008.

VAIL CAPITAL, L.L.C., an Illinois limited liability company

By: Sheldon J. Mandell
Its: Manager

Box 400-CTCC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Matthew J. Hughes, a notary public in and for said county, in the state aforesaid, do hereby certify that Sheldon J. Mandell, the Manager of VAIL CAPITAL, L.L.C., an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal this 19th day of November, 2008.

My commission expires: _____

Matthew J. Hughes
Notary Public



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EXHIBIT "A"

Legal Description of Real Estate

PARCEL 3:

THAT PART OF LOT 12, LYING WEST OF THE EAST 110.5 FEET THEREOF IN BLOCK 5 IN KNOKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 10 AND 11 IN BLOCK 5 IN KNOKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS OF REAL ESTATE:

3013-3027 North Waterloo Court
Chicago, Illinois

PERMANENT TAX IDENTIFICATION NUMBER:

14-28-107-050-0000
14-28-107-052-0000