

# UNOFFICIAL COPY

## Release of Mortgage



Doc#: 0926450028 Fee: \$40.  
Eugene "Gene" Moore RHSP Fee:\$10  
Cook County Recorder of Deeds  
Date: 09/21/2009 12:43 PM Pg: 1 of

Prepared By:  
Valentine Moradzadeh  
Northbrook Bank & Trust  
245 Waukegan Road  
Northfield, IL 60093

Mail To:  
Northbrook Bank & Trust Co.  
245 Waukegan Road  
Northfield, IL 60093

### PARTIAL RELEASE OF MORTGAGE

MORTGAGOR		BORROWER		
KZF VENTURE GROUP, LLC		KZF VENTURE GROUP, LLC KZF HOLDINGS, LLC		
ADDRESS		ADDRESS		
932 ENFIELD DRIVE, UNIT B3, BUILDING 4 NORTHBROOK, IL 60062		1404 TECHNY ROAD NORTHBROOK, IL 60062		
OFFICER INITIALS	PRINCIPAL AMOUNT/ CREDIT LIMIT	FUNDING/ AGREEMENT DATE	MATURITY DATE	LOAN NUMBER
KAN	\$2,000,000.00	02/05/2007	02/15/2010	7700006229-1

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 WAS FILED. KNOWN ALL MEN BY THESE PRESENTS, THAT Northbrook Bank and Trust Company of the County of Cook and State of Illinois for and in consideration of the payment of all or a portion of the indebtedness secured by the Mortgage hereinafter mentioned, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto -Mortgagor and Mortgagor's heirs, legal representatives and assigns, all the right, title interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage bearing the recorded date of 27<sup>th</sup> day of February, 2007 recorded in the Recorder's (Registrar's) Office of COOK, in the State of Illinois, as Document No. 0705835032 And an Assignment of Rents dated 02/05/207 Recorded 02/27/2007 as Document No. 0705835033 on premises therein described as follows, situated in the County of COOK, State of Illinois to wit the property described in Schedule A on the reverse, together with all the appurtenances and privileges thereunto belonging or appertaining thereto.

Permanent Index Number: 04-23-107-005-4066

Address of Premises: 932 ENFIELD DRIVE, UNIT B3, BUILDING 4  
NORTHBROOK, IL 60062

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MORTGAGEE: Northbrook Bank &amp; Trust Company

Witness its hand and seal, this 27<sup>th</sup> day of August, 2009

By: *Kathryn A. Nellis*  
 Kathryn A. Nellis  
 Its: Senior Vice President

Attest: *Betty L. Wilk*  
 Betty L. Wilk  
 Its: Vice President

STATE OF ILLINOIS

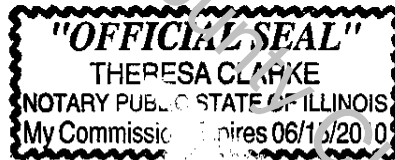
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathryn A. Nellis, known to me to be the Senior Vice President of Northbrook Bank and Trust Company, and Betty L. Wilk personally known to me to be the Vice President of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as Senior Vice President and Vice President, they signed and delivered the said instrument and caused the corporation to be affixed hereto, 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 of said corporation, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 09<sup>th</sup> day of September, 2009

Commission expires: 6/15/2010

*Theresa Clarke*  
 Notary Public

**SCHEDULE A****LEGAL DESCRIPTION:**

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1 (D) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, AS LESSOR, AND KZF VENTURE GROUP, L.L.C., AS LESSEE, DATED DECEMBER 27, 2000, WHICH LEASE WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135 FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31, 2150, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND) AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN;

UNIT NUMBER B3-BUILDING 4 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL SE-1 RECORDED ON DECEMBER 2000 AS DOCUMENT NUMBER 010007540,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237707 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY ILLINOIS.