UNOFFICIAL COPY

PREPARED BY AND WHEN RECORDED **RETURN TO:**

Abraham Trieger, Esq. Levenfeld Pearlstein, LLC 2 N. LaSalle Street **Suite 1300** Chicago, Illinois 60602

900 M



1101233060 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/12/2011 10:27 AM Pg: 1 of 3

RELEASE OF MORTGAGE

THAT THE UNDERSIGNED, FUNDAMENTAL ADVISORS LP, AS AGENT, the legal and equitable owner and holder of that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated May 27, 2010 and recorded June 8, 2010 as document 1015933099, as amended by that Second Modification and Confirmation of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated October 20, 2010 and recorded October 29, 2010 as document number 1030233045, as further amended by that certain Third Modification and Confirmation of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated October 29, 2010 and recorded November 4, 2010 as document number 1030822020, as further amended by that certain Fourth Modification and Confirmation of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated November 3, 2010 and recorded November 17, 2010 as document number 1032119010, in the original amount of Three Million Dollars (\$3,000,000.00) which amount has been increased from time to time (the "Liens") covering, amounts other property, the property described in Exhibit A attached hereto, for good and valuable consideration foul to the undersigned, the receipt and sufficiency of which are hereby acknowledged, hereby RELEASES AND DISCHARGES the property described in Exhibit A from said Liens. OFFICE

[signature appears on following page]

Box 400-CTCC



1101233060 Page: 2 of 3

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed as of December, 29, 2010.

FUNDAMENTAL ADVISORS LP, AS AGENT

By:

Name: Laurence L. Gottlieb

Its:

STATE OF NEW 100

COUNTY OF NEW YORD

SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laurence L. Gottlieb, the Chairman and CEO of Fundamental Advisors LP, personally known to me to be the same person whose name is subscriped to this Release, appeared before me this day in person, and acknowledged before me that such person signed and delivered this Release as a free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 29 1ay of December, 2010.

y i nonc

JUSTIM M. VINCI
Notary Public, S.a*, of New York
No. 01V/S277179
Qualified in New York County
Commission Expires Jun. 08, 2013

1101233060 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A TO RELEASE OF MORTGAGE

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER SAID POINT BEING 52576 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST **OUARTER (AS MEASURED ALONG SAID WEST LINE): THENCE SOUTH 89 DEGREES 20** MINUTES 06 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE, AS PLATTED AND RECORDED PER DOCUMENT NUMBER 19199037 FOR A POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 476.77 FEET TO A LINE LYING 100 RODS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE SOUTH 89 DEGREES 19 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,268.49 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 496.38 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST, A DISTANCE OF 772.30 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 495.77 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 14.22 Clart's Office ACRES OF LAND, MORE OR LESS

PIN: 32-23-300-022 (affects other property)

Commonly known as: 1703 Cottage Grove, Ford Heights, Illinois 60411