



Doc#: 1102449029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2011 11:19 AM Pg: 1 of 3

**PARTIAL
RELEASE
OF MORTGAGE
AND
OPTION AGREEMENT**

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FREEDOM TITLE CORP.

The undersigned, BRODER WRIGHTWOOD, LLC, a Massachusetts limited liability company, having an address c/o Broder Properties LLC, 15 Broad Street, Suite 200, Boston, MA 02109, certifies that the mortgage (as amended, the "Mortgage") encumbering the real property commonly known as 1307 W. Wrightwood, Chicago, IL (the "Premises") executed by 1307 W. Wrightwood, LLC, an Illinois limited liability company, as mortgagor (the "Mortgagor"), to BRODER WRIGHTWOOD, LLC, as mortgagee (the "Mortgagee"), dated February 10, 2010 and recorded on February 17, 2010 in the office of the Cook County Recorder, Cook County, Illinois, as Document Number 1004812215, is hereby partially released as to **Unit #205 of 1307 W. Wrightwood, Chicago, Illinois ("Unit #205")**, and that Unit #205 is hereby released from the lien of the Mortgage. See **Legal description for Unit #205 attached hereto as Exhibit "A."** BRODER WRIGHTWOOD, LLC further releases and waives any rights it may have against Unit #205 pursuant to an Option Agreement between Mortgagor and Mortgagee recorded in the office of the Cook County Recorder, Cook County, Illinois, as Document Number 1004812216.

This release shall in no way affect or impair the rights of Mortgagee under the Mortgage or the aforementioned Option Agreement with respect to the remainder of the mortgaged Premises and other liens and the other rights conveyed under the Mortgage and said Option Agreement in the remaining Premises not hereby released, nor shall it in any way affect or impair the rights of the Mortgagee under the Note as defined in the Mortgage.

Permanent Real Estate Index Numbers	Address of Real Estate
14-29-315-005-0000	1307 W. Wrightwood
14-29-315-018-0000	Chicago, IL 60614

UNOFFICIAL COPY

The undersigned has executed this release on December 23 2010.

BRODER WRIGHTWOOD, LLC

By: *[Signature]* SVENSON
 Name: Eric Svenson
 Title: Manager

COMMONWEALTH OF MASSACHUSETTS)
) ss.
 COUNTY OF SUFFOLK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Eric Svenson, as Manager of BRODER WRIGHTWOOD, LLC, a Massachusetts limited liability company (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing Partial Release of Mortgage in such capacity, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of December, 2010.

[Signature]
 Notary Public



This instrument was prepared by and Mail To:

Pittacora & Crotty, LLC
 Bernard F. Crotty
 Attorneys at Law
 9550 W. Bormet Drive, Suite 205
 Mokena, Illinois 60448

UNOFFICIAL COPY

EXHIBIT A

UNIT 205 AND PARKING UNITS P-7 AND P-8 IN THE WRIGHTWOOD CROSSING CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1022531046 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office