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Doc#: 1104845055 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2011 03:06 PM Pg: 1 of 3

RELEASE OF INTEREST

WHEREAS, **18 SOUTH ABERDEEN CORP.**, an Illinois corporation ("18 South"), delivered that certain Special Warranty Deed, dated March 25, 2004 and recorded in the Office of the Cook County Recorder on November 4, 2004 as document number 0430902329 (the "Deed"), to Nick Gangas and Christina Gangas (collectively, the "Gangas"), transferring all their right, title and interest in the premises commonly known as 26 South Aberdeen, Chicago, Illinois, 60607, Unit 3, and as legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, a Complaint of Foreclosure was filed against the Property in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, on December 10, 2010, as Case No. 10-CH-52379, by Citibank N.A., as Indenture Trustee for American Home Mortgage Investment Trust 2004-3, assignee of American Home Mortgage Acceptance, Inc. ("Citibank") against the Gangas, 18 South and others in connection with that certain Mortgage, dated March 29, 2004 and recorded in the Office of the Cook County Recorder on April 6, 2004 as document number 0409733178, granted by the Gangas Citibank securing the Property; and

NOW, WHEREFORE, 18 South, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby **RELEASE, REMISE and QUIT CLAIM** unto **Citibank** any and all claim of, right to or interest in the Property.

IN WITNESS WHEREOF, the undersigned has caused its name to be signed to these presents by its Manager this 10th day of February, 2011.

18 SOUTH ABERDEEN CORP.,
an Illinois corporation

By: _____

Name: David J. Dubin

Title: President

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

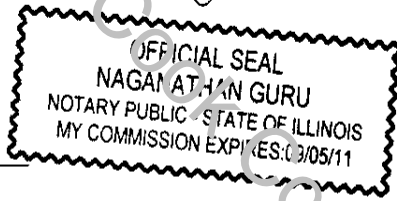
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **DAVID J. DUBIN**, personally known to me to be the President of **18 SOUTH ABERDEEN CORP.**, an Illinois corporation, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered said instrument pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of February, 2011.


Notary Public

My Commission Expires:

09/05/11



Instrument prepared by: Timothy J. Hammersmith, Esq., Masuda, Funai, Eifert & Mitchell, Ltd.,
203 North LaSalle Street, Suite 2500, Chicago, Illinois 60601-1262

AFTER RECORDING, MAIL TO:

Timothy J. Hammersmith, Esq.
Masuda, Funai, Eifert & Mitchell, Ltd.
203 North LaSalle Street
Suite 2500
Chicago, Illinois 60601-1262

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EXHIBIT A

PARCEL 1 (26 SOUTH ABERDEEN STREET, UNIT 3): THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID TO SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 105.34 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59' 53" WEST ALONG THE SOUTH LINE OF SAID TRACT 16.67 FEET; THENCE NORTH 00 DEGREES 00' 00" WEST 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT; THENCE SOUTH 89 DEGREES 59' 53" EAST ALONG SAID LINE 16.67 FEET; THENCE SOUTH 00 DEGREES 00' 00" EAST 50.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 17, 2003 AS DOCUMENT 0335103049

Commonly known as: 26 S ABERDEEN UNIT 3, CHICAGO, IL 60607

PIN No: 17-17-201-018