

# UNOFFICIAL COPY

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THIS INSTRUMENT WAS  
PREPARED BY:

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MAIL AFTER RECORDING TO:

Ginsberg Jacobs LLC  
300 South Wacker Drive, Suite 2450  
Chicago, Illinois 60606  
Attention: Ana L. Acena, Esq.



Doc#: 1132244013 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2011 10:28 AM Pg: 1 of 5

## RELEASE OF MORTGAGE AND REGULATORY AGREEMENT

**KNOW ALL MEN BY THESE PRESENTS**, that the **Chicago Low-Income Housing Trust Fund**, an Illinois not-for-profit corporation (the "**Lender**"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, for itself and any and all of the Lender's previous or current agents, members, directors, officers, employees, affiliates, agents, representatives, predecessors, successors, and assigns, and any and all of the predecessors, successors and assigns of any of the foregoing (the "**Releasing Parties**"), and anyone claiming under the Releasing Parties, hereby release, remise, acquit and forever discharge (a) **Central Woodlawn Limited Partnership**, an Illinois limited partnership (the "**Borrower**") and any and all of the Borrower's agents, general partners, limited partners and any previous or current partners, members, principals, shareholders, directors, officers, employees, affiliates, agents, representatives, predecessors, successors and assigns and any and all of the predecessors, successors and assigns of any of the foregoing (the "**Released Parties**"), and (b) any guarantor(s) and indemnitor(s) of the Note (as such term is defined in **Exhibit A** attached hereto and made a part hereof) (the "**Guarantor Parties**") from any and all manners of action, causes of action, suits, debts, liabilities, agreements, damages, judgments, demands or claims whatsoever, whether known or unknown, which the Lender and the Releasing Parties may have had and now have against the Borrower and/or the Released Parties and/or the Guarantor Parties, arising out of or relating to those certain documents and instruments listed on **Exhibit A** and made in connection with the property legally described on **Exhibit B** attached hereto and made a part hereof.

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NCS 471044 cy 585

Box 430

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IN WITNESS WHEREOF, this Release of Mortgage is executed this 1st day of November, 2011.

**CHICAGO LOW-INCOME HOUSING TRUST  
FUND**, an Illinois not-for-profit corporation

By: *Thomas J. McNulty*  
Name: Thomas J. McNulty  
Title: President

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, Teresa Kirby, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. McNulty, personally known to me to be President of the **CHICAGO LOW-INCOME HOUSING TRUST FUND**, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, s/he signed and delivered the said instrument, as his/her 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 seal this 1<sup>ST</sup> day of November, 2011.

*Teresa D. Kirby*  
NOTARY PUBLIC  
Commission Expires 1/10/15



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## EXHIBIT A

### List of Mortgage Documents

1. Junior Mortgage, Security Agreement and Financing Statement dated March 23, 1994 and recorded in the Cook County Recorder's Office on March 24, 1994 as Document No. 94266585, as amended (the "**Mortgage**"); ✓
2. Regulatory Agreement dated March 23, 1994 and recorded in the Cook County Recorder's Office on March 24, 1994 as Document No. 94266578, as amended (the "**Regulatory Agreement**"); and ✓
3. Any instruments, agreements, indemnities and guaranties delivered by the Borrower, the Released Parties and/or the Guarantor Parties in connection with the Mortgage, the Regulatory Agreement and/or that certain Note made by the Borrower to the Lender dated as of March 23, 1994 in the original principal amount of \$1,127,307.00, as amended (the "**Note**").

Property of Cook County Clerk's Office

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## EXHIBIT B

### Legal Description

#### PARCEL ONE:

LOTS 21 AND 22 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) OF CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF (EXCEPT 2 ½ ACRES) OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6105-15 SOUTH ELLIS AVENUE  
CHICAGO, ILLINOIS

P.I.N.: 20-14-310-007

#### PARCEL TWO:

THE WEST 130 FEET OF LOT 47 (EXCEPT THE SOUTH 2.31 FEET THEREOF) AND THE WEST 130 FEET OF LOTS 48, 49 AND 50 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST HALF OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION IN THE SOUTH HALF (EXCEPT THE 2 ½ ACRES) OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6201-07 SOUTH INGLESIDE AVENUE  
CHICAGO, ILLINOIS

P.I.N.: 20-14-315-001

#### PARCEL THREE:

THE WEST 45.72 FEET OF LOT 13 AND THE WEST 45.72 FEET OF THE SOUTH 1/2 OF LOT 14 IN BLOCK 2 IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6153 SOUTH GREENWOOD AVENUE  
CHICAGO, ILLINOIS

P.I.N.: 20-14-311-014

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## PARCEL FOUR:

LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 11 IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIANS IN COOK COUNTY, ILLINOIS.

6200-08 SOUTH UNIVERSITY  
CHICAGO, ILLINOIS

P.I.N.: 20-14-317-016

## PARCEL FIVE:

LOTS 4 AND 5 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 3 AND 5 OF O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6114-24 SOUTH KIMBARK AVENUE  
CHICAGO, ILLINOIS

P.I.N.: 20-14-407-017

## PARCEL SIX:

LOTS 4 AND 5 IN THE SUBDIVISION OF FRANK L. LINDEN AND OTHERS OF LOTS 13, 14 AND 15 OF THE SOUTH HALF OF LOT 16 IN BLOCK 1 IN O.R. KEITH'S SUBDIVISION OF BLOCKS 1 AND 2 IN KEITH'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF LOTS 13 AND 14 IN BLOCK 1 OF O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: THE WEST HALF OF THE SOUTH 100 FEET OF THAT CERTAIN STRIP OF LAND DEDICATED AND MARKED AS "PRIVATE ALLEY" ON MAP OR PLAT OF LINDEN AND CURRAN'S SUBDIVISION OF LOTS 13, 14, 15, AND THE SOUTH HALF OF LOT 16 OF SAID BLOCK 1 AS BY REFERENCE TO THE PLAT OF SAID LINDEN AND CURRAN'S SUBDIVISION, RECORDED IN BOOK 68 OF PLATS, PAGE 241, IN COOK COUNTY, ILLINOIS.

6153-59 SOUTH KENWOOD AVENUE  
CHICAGO, ILLINOIS

P.I.N.: 20-14-409-011

[Legal Description Page 2 of 2]