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Doc#: 1205447043 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2012 03:24 PM Pg: 1 of 4

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This instrument was prepared by and
after recording should be returned to:

Emily R. Schey, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

GIT (2-22)

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE
SHALL BE FILED WITH THE RECORDER OF DEEDS OR
REGISTRAR OF TITLES IN WHOSE OFFICE THE
MORTGAGE OR DEED OF TRUST WAS FILED.**

RELEASE OF MORTGAGES

KNOW ALL BY THESE PRESENTS: that the undersigned, SEAL ROCK PARTNERS, L.L.C., for valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, AND FOREVER DISCHARGE all the right, title, interest, claim or demand whatsoever which the undersigned may have acquired by or through following mortgages and related documents:

- Mortgage dated August 16, 2007 and recorded September 6, 2007 in the Office of the Cook County Recorder of Deeds as Document No. 0724908070 made by 3934-36 North Mozart, LLC to State Bank of Countryside, to secure an indebtedness of \$375,000.00.
- Assignment of Mortgage to Seal Rock Partners, L.L.C. dated August 5, 2010 and recorded August 13, 2010 in the Office of the Cook County Recorder of Deeds as Document No. 102557198.
- Mortgage dated August 22, 2007 and recorded September 6, 2007 in the Office of the Cook County Recorder of Deeds as Document No. 0724908071 made by 3934 N. Mozart LLC and Jason Wei Ding to Cinterra Capital Partners Fund I LLC, to secure an indebtedness of \$136,500.00.
- Assignment of Mortgage to Seal Rock Partners, L.L.C. dated August 5, 2010 and recorded August 10, 2010 in the Office of the Cook County Recorder of Deeds as Document No. 1022557199.

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- Subordinated Mortgage and Security Agreement dated December 12, 2008 and recorded February 3, 2009 in the Office of the Cook County Recorder of Deeds as Document No. 0903447032 made by 3934-36 North Mozart, L.L.C. to Seal Rock Partners, L.L.C., to secure an indebtedness of \$180,000.00.
- First Amendment to Subordinated Mortgage and Security Agreement dated August 5, 2010 and recorded August 10, 2010 in the Office of the Cook County Recorder of Deeds as Document Number 1022557200.

in and to the premises legally described on Exhibit A, attached hereto and made a part hereof, and the appurtenances and privileges, if any, thereunto belonging (the "Released Property"), such Released Property being located in Cook County, Illinois.

This instrument is not intended to be, and shall not be construed as, (i) a release of Seal Rock Partners, L.L.C.'s lien rights in connection with any property other than the Released Premises, or (ii) a satisfaction, in whole or in part, of any obligation of 3934-36 North Mozart, L.L.C., an Illinois limited liability company, or Jason Wei Ding, an individual (collectively, the "Borrower"), under the note and other security documents evidencing loans made to Borrower.

[Signature Page Follows]

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EXHIBIT A

LOT 14 IN THE RECEIVER'S SUBDIVISION OF LOT 2 IN THE COUNTY CLERK'S DIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real property tax identification number: 13-24-106-025-0000

Common address: 3934 N. Mozart, Chicago, IL 60616

Property of Cook County Clerk's Office