



Doc#: 1225015038 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/06/2012 11:03 AM Pg: 1 of 3

BC: 790679
AFTER RECORDING RETURN TO:
Hunt Club Properties, LLC
c/o CLMG Corp.
7195 Dallas Parkway
Plano, TX 75024

THIS INSTRUMENT PREPARED
BY:

Clinton J. David
David, Goodman & Madole, P.C.
5420 LBJ Freeway, Suite 1200
Dallas, Texas 75240

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that LPP Mortgage Ltd., a Texas limited partnership (the "Lender"), whose address is 6000 Legacy Drive, Plano, Texas 75024, located in Collin County, Texas, does hereby certify as follows:

1. A certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Non-Land Trust) (the "Mortgage"), dated March 14, 2008, was made and executed by and between Hunt Club Properties, LLC, an Illinois limited liability company (the "Borrower"), and Citibank, N.A., a national banking association (the "Original Lender"), encumbering certain real estate therein mentioned as security for payment of that certain Fixed Rate Promissory Note, dated of even date therewith, in the original principal sum of \$275,000.00 together with interest stated therein (the "Promissory Note").
2. The Mortgage was recorded on May 1, 2008, as Instrument No. 0812240104, in the Official Records of the County Recorder's Office of Cook County, Illinois, securing the premises therein described as follows, situated in the County of Cook, State of Illinois (the "Premises")
See Exhibit "A" attached hereto.
3. The Mortgage was assigned by the Original Lender, as assignor, to the Lender, as assignee, pursuant to that certain Assignment of Mortgage (the "Assignment of Mortgage"), dated December 14, 2011, recorded on January 23, 2012, as Instrument No. 1202315007, in the Official Records of the County Recorder's Office of Cook County, Illinois.

For and in consideration of the full payment of the indebtedness evidenced by the Promissory Note and secured by the Mortgage, Lender does hereby cancel the Promissory Note, and does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Borrower the Premises.

Witness our hands and seals, this 24th day of August, 2012.

LPP Mortgage Ltd., a Texas limited partnership
By: Property Acceptance Corp., its general partner

By: W.T. Saurenmann
W.T. Saurenmann
Vice President

S	<u>yes</u>
P	<u>3</u>
S	<u>N</u>
M	<u>N</u>
SC	<u>yes</u>
E	<u>yes</u>
INT	<u>sw</u>

UNOFFICIAL COPY

BC: 790679

AFTER RECORDING RETURN TO:

Hunt Club Properties, LLC
c/o CLMG Corp.
7195 Dallas Parkway
Plano, TX 75024

THIS INSTRUMENT PREPARED

BY:

Clinton J. David
David, Goodman & Madole, P.C.
5420 LBJ Freeway, Suite 1200
Dallas, Texas 75240

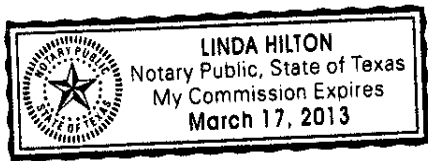
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

On August 24, 2012, before me, Linda Hilton, personally appeared W.T. Saurenmann, Vice President of Property Acceptance Corp., the general partner of LPP Mortgage Ltd., a Texas limited partnership, personally known (or sufficiently proven) to me to be the person who is subscribed to the within instrument, and acknowledged to me that he executed the within instrument in the capacity vested in him for the purposes and consideration therein expressed.



[Seal]

Linda Hilton
Notary Public

Printed Name

My commission expires: 3-17-2013

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The Property is located in the City of Wheeling, County of Cook, State of Illinois and is described as follows:

PARCEL 1:

THAT PART OF LOT 1 HENRY GRANDT AND OTHER SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 527.00 FEET EAST AND 359.43 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION):

THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 62.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 62.75 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 10.58 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 21.72 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 6.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 10.58 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 01, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

Address: 373 Inland Drive, Wheeling, IL 60090

PIN: 03-12-300-159-0000