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RELEASE OF MORTGAGE

This **RELEASE** (hereinafter "**Release**") is made and entered into effective as of August __, 2012, by and between **STRAWBERRY PATCH BET, LLC**, an Indiana limited liability company, assignee of **PREMIER**

BANK, an Illinois financial institution, as Mortgagee ("**Mortgage**") and given to **Chicago Title Land Trust Company**, not personally but as Trustee on behalf of **Chicago Title Land Trust Company**, Under Trust Agreement dated May 1, 2008 and known as Trust No. **8002350983**, an Illinois Trust, as Mortgagor ("**Mortgagor**").

WHEREAS, Mortgagor has executed a mortgage ("**Mortgage**") to Mortgagee, in the original principal amount of \$11,200,000.00 ("**Loan Amount**") dated as of June 23, 2008 and recorded with the Cook County Recorder of Deeds on September 9, 2008, as Document # **0825346006**, and modified by a Modification of Mortgage between the Parties dated as of August 24, 2010, and recorded with the Cook County Recorder of Deeds on September 29, 2010, as Document # **1027249097** covering the real property described on **Exhibit "A"** attached hereto and incorporated herein, all commonly known as **9777 Greenwood Avenue, Niles, Cook County, Illinois 60714, PIN 09-11-306-005-0000; 09-11-306-006-0000; 09-11-306-013-0000** ("**Property**") mortgaging said Property to Mortgagee; and

WHEREAS, Mortgagor has paid in full the promissory note and loan secured by the Mortgage;

NOW, THEREFORE, for Ten (\$10.00) Dollars in hand paid each to the other, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged by the parties hereto, the parties agree as follows:

1. The recitals set forth above are hereby incorporated herein and made a part hereof as if fully set forth herein.
2. Mortgagee for itself, its successors and assigns, knowingly, intelligently, freely and voluntarily, without coercion, force or duress or the threat thereof, and with

FIG EX

1230349010

Doc#: 1230349010 Fee: \$72.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2012 11:08 AM Pg: 1 of 5

ORIGINAL DOCUMENT

54

83002350983

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NEW-571117

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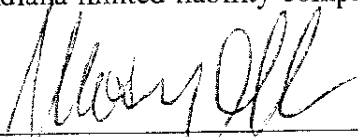
a full and informed understanding of all of the consequences hereof and the intent to be legally bound by the same, hereby **WAIVES, RELEASES, DISCHARGES AND FOREVER REMISES** Mortgagor from and against, and **GRANTS, SELLS, BARGAINS, ASSIGNS, CONVEYS, TRANSFERS, HYPOTHECATES AND QUIT CLAIMS** to Mortgagee, any and all, rights, title, interest, claim, demand and/or privileges of any and every nature whatsoever, whether legal and/or equitable, which Mortgagee now has, and/or in the future may have, in, to and/or under the Property and/or the Chattels, respectively, in, through, under and/or by virtue of the Mortgage, all of which are from and after this date null, void, invalid, non-binding, unenforceable and for naught as to Mortgagee.

IN WITNESS WHEREOF, the undersigned being of sound mind and memory state that it has read and understand this Release, and that it has knowingly, intelligently, voluntarily, freely, without force, coercion or duress or the threat thereof, and without undue influence and with advice of counsel of their own choosing and a full understanding of the meaning and consequences hereof and the intent to be legally and validly bound by the same and that the same be fully enforceable against it in accordance with its terms executed this Release this ____ day of August, 2012, for the purposes set forth herein.

[Signature Page to Follow]

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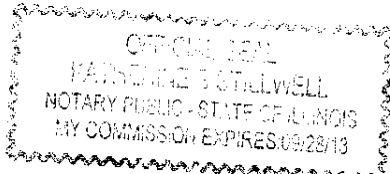
STRAWBERRY PATCH BET, LLC,
an Indiana limited liability company,

By: 

Name: Moisha Gubin

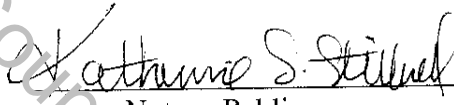
Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, **DO HEREBY CERTIFY** that Moisha Gubin personally known to me, and the same person whose name is subscribed to the foregoing instrument, and to be an authorized Manager and agent of **STRAWBERRY PATCH BET, LLC**, an Indiana limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his and the Company's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of August, 2012.


Notary Public

My Commission Expires: 9/28/13

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, 21 AND 22 IN ARTHUR T. MCINTOSH AND COMPANY'S GLENVIEW ACRES, BEING A SUBDIVISION OF PART OF LOT 3 IN OWNERS SUBDIVISION IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1943, AS DOCUMENT NUMBER 13 033 467 IN COOK COUNTY, ILLINOIS.

Commonly Known as: 9777 Greenwood, Niles, IL 60714.

Property Tax I.D. Numbers: 09-11-306-005-0000
09-11-306-006-0000
09-11-306-013-0000

Property of Cook County Clerk's Office

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MAIL TO:

David M. Gross
Law Office of David M. Gross, Esq.
240 Fencel Lane
Hillside, IL 60162

PREPARED BY:

David M. Gross
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Property of Cook County Clerk's Office