## **UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

First American Title Insurance Company Attn: Katherine Hahm 30 N. LaSalle St. Suite 2700 Chicago, IL 60602

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Doc#: 1236222071 Fee: \$44.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/27/2012 01:33 PM Pg: 1 of 4

### FOR RECORDER'S USE ONLY

PARTIAL RELEASE OF MORTGAGE KNOW ALL BY THESE PRESENTS that this 11 day of December, 2012, ARES CAPITAL CORPORATION, successor in interest to Allied Capital Corporation, for and in consideration of One Dollar and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto JC123 Holdings, LLC, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by the following:

Real Estate Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated February 11, 2002 and recorded March 6, 2002 as document 0020257268 made by Sweet Traditions, L.L.C., a Missouri limited liability company and Sweet Traditions of Illinois, L.L.C., an Illinois limited liability company to General Electric Capital Business Asset Funding corporation to secure certain financial accommodations, and the learns and conditions thereof.

Assigned to Allied Capital Corporation, a Maryland corporation by Instrurgent dated August 11, 2006 and recorded August 21, 2006 as document 0623343260.

Amended and Restated Mortgage and Security Agreement dated August 11, 2006 and recorded August 21, 2006 as document 0623343263 made by Sweet Traditions, L.L.C., a Missouri limited liability company and Sweet Traditions of Illinois, L.L.C, an Illinois limited liability company to Allied Capital Corporation, a Maryland corporation to secure certain financial accommodations, and the terms and conditions thereof.

Mortgage Assignment and Assumption Agreement dated February 13, 2008 and recorded March 7, 2008 as document 0806715099 by and among Sweet Traditions, L.L.C., a Missouri limited liability company, and Sweet Traditions of Illinois, L.L.C., an Illinois limited liability company and Hot Light Brands, LLC.,a Delaware company to secure certain financial accommodations, and the terms and conditions thereof. (affects the land and other property)

Second Amended and Restated Mortgage and Security Agreement dated February 13, 2008 and

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# **UNOFFICIAL COPY**

recorded March 7, 2008 as document 0806715106 made by Hot Light Brands, LLC, a Delaware limited liability company, to Allied Capital Corporation, a Maryland corporation to secure certain financial accommodations, and the terms and conditions thereof.

SOLELY to the premises more particularly described as follows, to-wit:

Legal Description Attached as Exhibit A

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

IN WITNESS WHEREOF, the said Ares Capital Corporation has caused these presents to be signed by its Authorized Signature and attested to by its \_\_\_\_\_\_\_\_\_.

[Signatures appear on following page]

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### **UNOFFICIAL COPY**

ARES CAPITAL CORPORATION, successor in interest to Allied Capital Corporation

. 1

|                      | By: Michael Lemith          |
|----------------------|-----------------------------|
|                      | Name: Michael L. Smith      |
|                      | Authorized Signatory Title: |
| 6                    | Attest:                     |
| STATE OF N.W. York ) | 7                           |
| CITY OF New York )   |                             |

I, the undersigned, a Notary Puolic, in and for the State of New York aforesaid, DO HEREBY CERTIFY THAT Michael L Swith personally known to me to be the authorized signalory of Ares Capital Corporation, successor in interest to Allied Capital Corporation, which is signatory to the foregoing instrument, and are hicks, personally known to me to be the vice president of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed the foregoing as such authorized signatory and vice president of said Corporation, as their 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 <u>H</u> th day of <u>December</u>, 2012.

Notary Public

My Commission Expires: 1/26/13

CHLOE GALE

Notary Public - State o. New York NO. 01GA6199879 Qualified in New York County

My Commission Expires 1/20

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#### Exhibit A

### Legal Description

THE WEST 266.10 FEET OF LOT 5 (EXCEPT THE SOUTH 333.45 FEET THEREOF, AND EXCEPT THE NORTH 17 FEET THEREOF TAKEN FOR HIGHWAY PURPOSES, AND EXCEPT THAT PART OF SAID LOT 5 TAKEN FOR HIGHWAY PURPOSES LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 333.45 FEET OF LOT 5 WHICH IS 17 FEET EAST OF THE WEST LING OF SAID LOT 5; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 175.52 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 125 FEET OF SAID LOT 5, WHICH IS 22 FEET EAST OF THE WEST LINE OF SAID LINE 5, ALSO EXCEPT FIG. WEST 229.10 FEET OF THE NORTH 125 FEET OF SAID LOT 5) ALL IN A. T. MC INTOSH'S ADDITION TO MIDLOTHIAN FARMS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-10-300-161-0000

ad is .

County Clarks Office Note: For informational purposes only, the land is known as:

14747 Cicero Avenue Midlothian, IL 60445