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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

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

NCS-570494
1 of 4

FOR RECORDER'S USE ONLY

PARTIAL RELEASE OF MORTGAGE

KNOW ALL BY THESE PRESENTS that this 17 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 terms and conditions thereof.

Assigned to Allied Capital Corporation, a Maryland corporation by Instrument 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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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 Signatory and attested to by its Vice President.

[Signatures appear on following page]

Property of Cook County Clerk's Office

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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 LINE 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 THE 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

Note: For informational purposes only, the land is known as:
14747 Cicero Avenue
Midlothian, IL 60445

Approved by Cook County Clerk's Office