

UNOFFICIAL COPY



RELEASE OF MORTGAGE

Doc#: 1301626020 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/16/2013 09:19 AM Pg: 1 of 3

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

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, that **SBC REO LLC**, a Delaware limited liability company, with an address of 1700 Lincoln Street, Suite 2150, Denver, Colorado 80203 ("Lender"), for and in consideration of the payment of the sum of ten dollars, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM without recourse or warranty unto **REGENCY CLUB CONDOS, LLC**, an Illinois limited liability company and **1044 LAKE STREET DEVELOPMENT GROUP LLC**, an Illinois limited liability company, both having an address of 2980 South River Road, Des Plaines, Illinois 60018 (collectively, "Borrower"), all the right, title, interest, claim or demand whatsoever the Lender may have acquired in, through or by that certain:

Mortgage dated October 12, 2007 and recorded October 22, 2007 as Document No. 0729547047;

as modified by that certain Modification of Mortgage dated February 11, 2008 and recorded April 1, 2008 as Document No. 0809209048;

as modified by that certain Second Modification of Mortgage dated April 11, 2008 and recorded July 25, 2008 as Document No. 0820722088;

as assigned by that certain Assignment of Mortgage dated April 29, 2009 and recorded August 20, 2009 as Document No. 0923234050,

all recorded in the office of the Recorder of Deeds of Cook County, Illinois,

to the premises therein described as follows, situated in Cook County, Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

together with all the appurtenances and privileges thereunto belonging or appertaining.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

CHICAGO/#2398021 2

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[SIGNATURE PAGE TO RELEASE OF MORTGAGE]

Witness the hand and seal this 21st day of December, 2012.

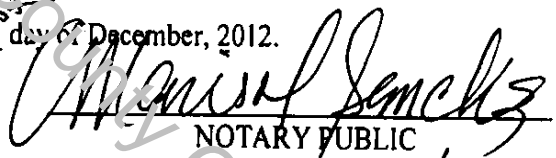
SBC REO LLC, a Delaware limited liability company

By: 
 Name: Glenn P. Cummins
 Title: Treasurer

STATE OF New York)
 COUNTY OF New York) SS.

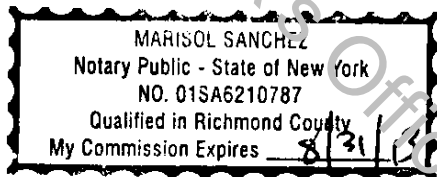
I, Marisol Sanchez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glenn P. Cummins, personally known to me to be a Treasurer of SBC REO LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he or she signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 21st day of December, 2012.


 NOTARY PUBLIC

My Commission Expires: 8/31/13

This instrument was prepared by:
 Danielle Meltzer Cassel, Esq.
 Vedder Price P.C.
 222 N. LaSalle Street., 26th Floor
 Chicago, IL 60601-1003



After recording return to:
 Danielle Meltzer Cassel, Esq.
 Vedder Price P.C.
 222 N. LaSalle Street., 26th Floor
 Chicago, IL 60601-1003

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EXHIBIT A

LEGAL DESCRIPTION

Common Address: 1038-1044 Lake Street and 150 N. Marion, Oak Park, Illinois 60301

*Permanent Index Numbers: 16-07-120-036-0000; 16-07-120-037-0000;
16-07-120-040-0000; and 16-07-120-041-0000*

PARCEL 1:
LOT 2 IN THE MORADI SUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2005 AS DOCUMENT NUMBER 0522745081, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 40 FEET OF THE SOUTH 210 FEET OF LOT 4 (NOT INCLUDING THE STREET) IN SAMUEL P. SKINNER'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 7 IN KOHN'S SUBDIVISION OF LOT 5 AND THE NORTH 310 FEET OF THE EAST 32.44 FEET OF LOT 6 IN SKINNER'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 67.3 FEET OF LOT 4 AND THE WEST 47.87 FEET OF LOT 3 IN BLOCK 8 IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SAID SECTION 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 39 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE THEREOF 56.78 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST 130.12 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 52 SECONDS EAST 5.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST 45.73 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 38 SECONDS EAST 31.80 FEET TO THE EAST LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE 176.04 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 4:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 AS CREATED BY THE EASEMENT AGREEMENT RECORDED APRIL 26, 2005 AS DOCUMENT NUMBER 0511635598 FOR PEDESTRIAN INGRESS AND EGRESS, SIDEWALK AND MAINTENANCE, AND THE USE OF LOBBIES LOCATED ON A PORTION OF LOT 7 AS DEPICTED ON 'B' ATTACHED THERETO.