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Doc#: 1303929100 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2013 03:22 PM Pg: 1 of 3

NBS 563142 1 of 2
First American Title Order #

RELEASE OF MORTGAGE AND FORBEARANCE AGREEMENTS

MB Financial Bank, N.A., (the "Mortgagee"), having received adequate consideration therefore, hereby releases, discharges and quitclaims to Irongate Morgan, LLC, 1300 South Paulina Street, 4th Floor, Chicago, Illinois 60608, all interest of the Mortgagee in the property legally described on Exhibit A attached hereto arising from that certain:

1. Mortgage dated June 21, 2007 recorded July 18, 2007 as document **0719949104**, as amended by Modification of Mortgage recorded February 15, 2008 as Document **0804639149** as further modified by a Second Modification of Mortgage recorded August 5, 2008 as document **0821849034** made by Irongate Morgan, LLC to the Mortgagee, to secure a note in the originally stated principal amount of \$2,375,000.00, and to the terms and conditions thereof.
2. The following Forbearance Agreements:
 - (a) Forbearance Agreement recorded October 10, 2008 as document **0828434069**.
 - (b) Second Forbearance Agreement recorded January 28, 2009 as document **0902849042**.
 - (c) Third Forbearance Agreement recorded April 10, 2009 as document **0910018005**.

Executed this 5th day of February, 2013.

MB FINANCIAL BANK, N.A.,

By: *Kirsten Helma*
Name: Kirsten Helma
Title: Vice President

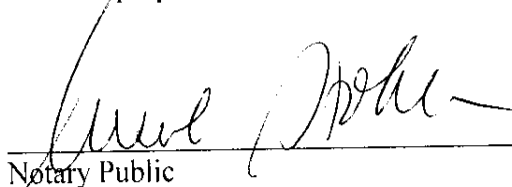
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ACKNOWLEDGEMENT

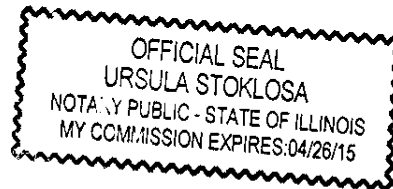
STATE OF Illinois)
COUNTY OF Cook) SS.

I, Ursula Stoklosa, a Notary Public in and for said county and state, do hereby certify that Kirsten Helma personally known to me, appeared before me this 5 day of February, 2013 and acknowledged that he signed, sealed and delivered the foregoing instrument on behalf of MB Financial Bank, N.A., for the uses and purposes therein set forth.



Notary Public

My Commission Expires: 04/26/15



Prepared By
and Return To:

Robert G. Higgins
Attorney at Law
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603



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EXHIBIT A

Legal Description

LOTS 7 AND 8 IN EGAN'S SUBDIVISION OF BLOCK 25 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 16 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Common Address: 1000 West Van Buren Street
Chicago, Illinois 60607

Permanent Index Number: 17-17-224-029-000