



Doc#: 1308042006 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 08:29 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING, PLEASE
RETURN TO:

Katherine S. Sprenger
Barack Ferrazzano Kirschbaum &
Nagelberg
200 W Madison St., Suite 3900
Chicago, IL 60606

**PARTIAL RELEASE OF
MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT
AND FIXTURE FILING**

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned T2 Schiller Park, LLC, a Delaware limited liability company ("**Lender**"), for and in consideration of the partial payment of the indebtedness secured by the Mortgage (as hereinafter defined) and of the sum of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUITCLAIM unto Schiller Park Commons LLC, an Illinois limited liability company ("**Mortgagor**"), its heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises located in the County of Cook, State of Illinois and more particularly described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Lender may have acquired in, through or by that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of July 24, 2012 and recorded with the Cook County Recorder on August 2, 2012 as Document No. 1221533029 made by Mortgagor in favor of Lender (as same may have been amended, restated or modified from time to time, the "**Mortgage**").

This Partial Release does not release any covenants, warranties, indemnities or other obligations under the Mortgage which by their terms expressly survive the release or termination of the Mortgage; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Lender possesses under the Mortgage in and to the property legally described on Exhibit A attached hereto and incorporated herein.

THIS IS A PARTIAL RELEASE ONLY and Mortgage continues to be in full force and effect as to the other real estate and property described therein and not expressly released hereby or by another instrument of record.

Box 400-CTCC

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INT RV

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8878491

UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender has caused these presents to be executed effective as of February 22, 2013.

LENDER:

T2 SCHILLER PARK, LLC, a Delaware limited liability company

By: T2 Capital Management II, LLC, a Delaware limited liability company, its Manager

By: JB
Name: Jeff Brown
Its: Manager

STATE OF ILLINOIS)
COUNTY OF DUPAGE) §

I, LINDA SEARCY, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jeff Brown, personally known to me to be the Manager of T2 Capital Management II, LLC, a Delaware limited liability company, Manager of T2 Schiller Park, 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 as such officer she/he signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 24 day of February, 2013.

[Signature]
Notary Public
CLERK'S OFFICE

My Commission Expires:
7-24-14



UNOFFICIAL COPY

EXHIBIT A

Legal Description of Released Property

LOT 1 IN OLD GROVE SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE, IN OLD GROVE SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 2011 AS DOCUMENT 1124934031, IN COOK COUNTY, ILLINOIS.

9310 W Irving Park Road
Schiller Park, IL 60176

12-15-314-020-0000