

NORTH AMERICAN TITLE CO. **UNOFFICIAL COPY**

15820-13-00114

This instrument prepared by:

Kenneth Hartmann, Esq.
2580 Foxfield Road
Suite 104
St. Charles IL 60174

After recording, return to:

Kenneth Hartmann, Esq.
2580 Foxfield Road
Suite 104
St. Charles IL 60174



Doc#: 1314329057 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2013 02:39 PM Pg: 1 of 4

(Above Space for Recorder's Use Only)

RELEASE

For valuable consideration, receipt whereof is hereby acknowledged, the undersigned **SEDGWICK FINANCE, LLC**, an Illinois limited liability company ("**Sedgwick**"), does hereby release the following documents recorded against title to the property described on Exhibit A attached hereto and made a part hereof:

1. Construction Mortgage dated May 23, 2006 executed by 1429-31 Sedgwick Inc., an Illinois corporation ("**Borrower**"), to Inland Bank and Trust ("**Inland Bank**") and recorded on May 30, 2006 with the Office of the Cook County Recorder of Deeds ("**Recorder's Office**") as Document No. 0615035077, as modified by that certain Modification of Mortgage dated May 23, 2009 and recorded on August 10, 2009 with the Recorder's Office as Document No. 0922247146, as assigned by Inland Bank to Sedgwick Acquisitions, LLC, an Illinois limited liability company ("**Acquisitions**"), by that Assignment of Recorded Loan Documents recorded on March 1, 2013 with the Recorder's Office as Document No. 1306018004, and as assigned by Acquisitions to Sedgwick by that Assignment of Recorded Loan Documents recorded on March 5, 2013 with the Recorder's Office as Document No. 1306418061.

2. Assignment of Rents dated May 23, 2006 executed by Borrower to Inland Bank and recorded on May 30, 2006 with the Recorder's Office as Document No. 0615035078 as assigned by Inland Bank to Acquisitions by that Assignment of Recorded Loan Documents recorded on March 1, 2013 with the Recorder's Office as Document No. 1306018004, and as assigned by Acquisitions to Sedgwick by that Assignment of Recorded Loan Documents recorded on March 5, 2013 with the Recorder's Office as Document No. 1306418061.

3. Lis Pendens recorded by Inland Bank on October 2, 2012 with the Recorder's Office as Document No. 1227616048.

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4. Second Mortgage dated as of May 1, 2006 executed by 1429-31 Sedgwick to Donald M. Lake, As Trustee Of The Donald M. Lake Declaration Of Trust Under Agreement Dated March 1, 1998, And Kristen C. Lake, As Trustee Of The Kristen C. Lake Declaration Of Trust Under Agreement Dated March 1, 1998 ("**Lake Trustees**") and recorded on May 30, 2006 with the Recorder's Office as Document No. 0615035079, as assigned by the Lake Trustees to Sedgwick by Assignment of Recorded Loan Documents recorded on May 3, 2013 with the Recorder's Office as Document No. 1312319065.

5. Subordination Agreement entered into as of January 29, 2010 by and among Borrower, Lake Trustees and Inland Bank and recorded on July 7, 2010 with the Recorder's Office as Document No. 1018818048.

PIN: 17-04-200-046-0000, 17-04-200-047-0000

Address of Property: 1429-31 N. Sedgwick, Chicago IL

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

IN WITNESS WHEREOF, the undersigned has signed this instrument as of May 9, 2013.

SEDGWICK FINANCE, LLC, an Illinois limited liability company

By: 

Name: Michael N. Lerner

Title: Manager

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me Nelia Hernandez, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL N. LERNER, the Manager of Sedgwick Finance, LLC, an Illinois limited liability company, and acknowledged that he, being authorized to do so, executed the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said Illinois limited liability company for the purposes therein contained.

GIVEN under my hand and Notarial Seal, this 21 day of May, 2013.

Nelia Hernandez
Notary Public

My Commission Expires:

11/08/15



Property of Cook County Clerk's Office

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EXHIBIT A

THE PROPERTY

SUB LOTS 14 AND 15 IN THE SUBDIVISION OF LOT 136 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-04-200-046-0000

17-04-200-047-0000

St.

COMMON ADDRESS: 1429-1431 N. SEDGWICK, CHICAGO IL 60610-1234

Property of Cook County Clerk's Office