



This Instrument Prepared By  
and After Recording Return To:

Doc#: 1320516088 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2013 04:33 PM Pg: 1 of 4

Michael Kosmas, Esquire  
Kelley Drye & Warren LLP  
3050 K Street, NW  
Suite 400  
Washington, DC 20007  
202-342-8887

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w  
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FOR RECORDER'S USE ONLY

Property of Cook County Clerk's Office

**RELEASE OF  
(A) MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING  
AND  
(B) ASSIGNMENT OF RENTS AND LEASES**

KNOW ALL BY THESE PRESENTS:

That UNITED CENTRAL BANK F/K/A MUTUAL BANK (the "Bank") does hereby certify and acknowledge, by SEYTO L. SAN PEDRO, its VP - C&A that:

(A) the Bank is the holder of a Note dated February 1, 2005 (as same may have been amended from time to time, the "Note") executed by Jefferson Capital Group, Inc., an Illinois corporation ("Jefferson") to Mutual Bank ("Mutual") in the original principal amount of 1,680,000.00;

(B) the Note is secured by a **Mortgage, Security Agreement and Fixture Filing** dated February 1, 2005, made by Jefferson to Mutual (as may have been amended from time to time, the "Mortgage") encumbering the property commonly known as 925 Edgemere Court, Evanston, Illinois 60202 and fully described in Exhibit A attached hereto and made a part hereof (the "Property"), which Mortgage is recorded among the Land Records of Cook County, Illinois as Document No. 0503241016;

(C) the Note is further secured by an **Assignment of Rents and Leases** dated February 1, 2005, made by Jefferson to Mutual (as may have been amended from time to time, the "Assignment") assigning all right, title, and interest of Jefferson to rents pertaining the Property, which Assignment is recorded among the Land Records of Cook County, Illinois as Document No. 0503241017;

# UNOFFICIAL COPY

(D) the Mortgage and the Assignment are hereby released, terminated and cancelled and of no further force or effect.

(Signature page follows)

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WITNESS the hand and seal of the party making this certification this 12<sup>th</sup> day of July, 2013.

UNITED CENTRAL BANK  
F/K/A MUTUAL BANK

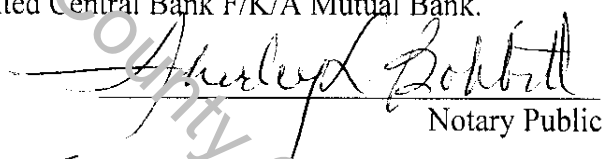
By: 

Print Name: Sergio L. San Pedro

Print Title: EVP-CSAO

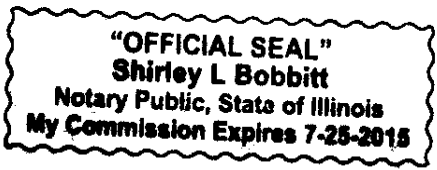
State of ILLINOIS  
County of COOK

This instrument was acknowledged before me, a notary public in and for the above-said jurisdiction, on July 12<sup>th</sup> 2013, by SERGIO SAN PEDRO, who acknowledged himself/herself to be the duly authorized EVP/SAG-MANAGER of United Central Bank F/K/A Mutual Bank, and that he/she executed the foregoing instrument as the act and deed of United Central Bank F/K/A Mutual Bank.

  
Notary Public

(Notary Seal)

My commission expires: 7/25/2015



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## Exhibit "A"

### LEGAL DESCRIPTION

A PARCEL OR TRACT OF LAND LYING IN LOT 12 IN KNOXS RESUBDIVISION OF BLOCK 6 IN GIBBS LADD AND GEORGES ADDITION TO EVANSTON AND IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 (SOUTH OF LEE STREET) OF SECTION 20, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF EDGEMERE COURT 313.7 FEET (MEASURED ON THE EAST LINE) NORTHERLY FROM THE SOUTH LINE OF SAID QUARTER SECTION AND RUNNING THENCE WEST TO THE CENTER OF EDGEMERE COURT FOR A POINT OF BEGINNING RUNNING THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID EDGEMERE COURT ON THE CENTER LINE THEREOF 140 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION TO THE WATER LINE OF LAKE MICHIGAN AS IT EXISTS FROM TIME TO TIME WHEN FREE FROM DISTURBING CAUSES; THENCE SOUTHERLY ALONG SAID WATER LINE TO A POINT IN A LINE DRAWN EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION AND 313.7 FEET NORTHERLY THEREFROM MEASURED ON THE EAST LINE OF SAID EDGEMERE COURT THENCE WEST TO THE POINT OF BEGINNING (EXCEPT FROM SAID DESCRIBED TRACT OF LAND THE NORTH 70 FEET THEREOF) TOGETHER WITH THE RIPARIAN RIGHTS APPERTAINING TO SAID PARCEL OF LAND IN COOK COUNTY, ILLINOIS.

P.I.N. NO: 11-20-100-007-0000

ADDRESS: 925 EDGEMERE COURT, EVANSTON, ILLINOIS