

# UNOFFICIAL COPY

This Instrument was prepared by  
and After Recording Return to:  
Eugene S. Kraus, Esq.  
Scott & Kraus, LLC  
150 South Wacker Drive, Ste 2900  
Chicago, IL 60606



Doc#: 1320612006 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2013 08:27 AM Pg: 1 of 3

Property Address:

811 S. Western #3, Chicago, Illinois

PIN: 17-18-314-069-1027

## PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.**

KNOW ALL BY THESE PRESENTS, that INLAND HIGH LEVERAGE CAPITAL CORPORATION, an Illinois corporation, having its principal place of business at 2901 Butterfield Road, Oak Brook, Illinois 60523 (the "Mortgagee"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged, REMISES, RELEASES, CONVEYS and QUIT CLAIMS to VIKTOR HOLDINGS, LLC, an Illinois limited liability company, all the right, title, claim or demand Mortgagee may have acquired in, through or by the following document:

- (a) Junior Mortgage and Security Agreement dated as of November 9, 2007, which was recorded in the office of the Cook County Recorder of Deeds on November 28, 2007, as Document Number 0733257012.
- (b) Junior Assignment of Leases and Rents dated as of November 9, 2007, which was recorded in the office of the Cook County Recorder of Deeds on November 28, 2007, as Document Number 0733257013.

and as it may have been further amended from time to time, solely with respect to the premises legally described on Exhibit "A" attached hereto, situated in the County of Cook, State of Illinois, together with the appurtenances and privileges thereunto belonging or appertaining.

[Signature page follows.]

**Box 400-CTCC**

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IN WITNESS WHEREOF, this Partial Release of has been duly executed this 1<sup>st</sup> day of March, 2013.

**INLAND HIGH LEVERAGE CAPITAL CORPORATION, an Illinois corporation**

By: Mark Pika  
Name: MARK PIKA  
Its: SVP

Property of Court Clerk's Office

STATE OF ILLINOIS )  
                                      )SS  
COUNTY OF La Salle )

I, Susan L Skinner, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Pika personally known to me to be a Senior Vice President of INLAND HIGH LEVERAGE CAPITAL CORPORATON, an Illinois corporation, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such officer he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth and pursuant to such company's authority.

GIVEN under my hand and Notarial Seal this 1<sup>st</sup> day of March, 2013.

Charge ~~GL # 8080000599~~  
Purpose ~~\_\_\_\_\_~~  
Approved By ~~\_\_\_\_\_~~

*SS*

Susan L Skinner  
Notary Public



**UNOFFICIAL COPY****STREET ADDRESS:** 811 SOUTH WESTERN**UNIT #3****CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-18-314-069-1027**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 811-3 IN THE WESTERN-POLK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 34, 35, 36, 37 AND 38 (EXCEPT FROM SAID LOTS PART TAKEN FOR WIDENING OF SOUTH WESTERN AVENUE) IN F. W. AND J. L. CAMPBELL'S SUBDIVISION OF BLOCK 13 IN MORRIS AND OTHER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020418828

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-20 A LIMITED COMMON ELEMENTS AS SET FORTH IN THE AMENMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020418828

**PARCEL 3:**

17-18-327-034-1008

UNIT 1017-4 IN WESTERN-TAYLOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

LOTS 24, 25, AND 26 (EXCEPT THAT PART LYING WEST F A LINE 50 FEET OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN WHEELER'S SUBDIVISION OF BLOCK 11 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18) IN WHEELER'S SUBDIVISION OF BLOCK 11 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2005 AS DOCUMENT 0526910107, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 4:**

THE (EXCLUSIVE) RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0526910107.

1017 S. WESTERN AVE,  
CHICAGO, IL