

# UNOFFICIAL COPY



Doc#: 1321435037 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2013 10:09 AM Pg: 1 of 3

## RELEASE OF MORTGAGE

THIS INSTRUMENT WAS  
PREPARED BY:

David R. Stallter, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60521  
630.571.1900

KNOW ALL MEN BY THESE PRESENTS, that Steven M. Leffler, individually and Leffler Enterprises, L.L.C., an Illinois limited liability company, successors in interest to Elco III, L.L.C. ("Mortgagee") of 801 Indiana Avenue, St. Charles, Illinois, 60174, for and in consideration of the payment of the indebtedness secured by the mortgage hereinafter described, and the cancellation of all promissory notes secured thereby, and of payment of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Romac, LLC, an Illinois limited liability company, \_\_\_\_\_, its successors and assigns, all the right, title, interest, claim or demand whatsoever that Mortgagee may have acquired in, through or by certain: (a) mortgage dated July 18, 2011, and recorded on August 18, 2011 in the Recorder's Office of Cook County, State of Illinois ("Recorder"), as Document No. 1123040007 ("Mortgage"), and (b) assignment of rents and leases of even date with the Mortgage and recorded on the same date as the Mortgage with the Recorder as Document No. 1123040008, on the premises therein described, situated in the County of Cook, State of Illinois, and legally described as Exhibit "A" attached hereto,

CT 89343275  
SK 20133997  
30f3

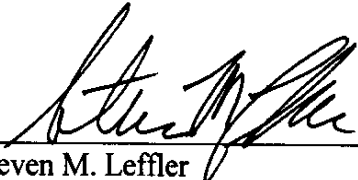
BOX 313-CT

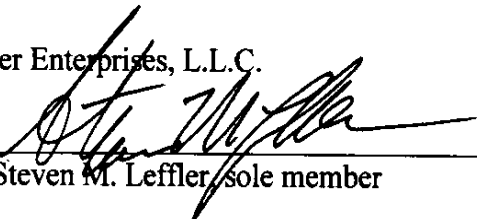
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together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, the undersigned has caused this Release of Mortgage to be signed this 16th day of July, 2013.

  
\_\_\_\_\_  
Steven M. Leffler

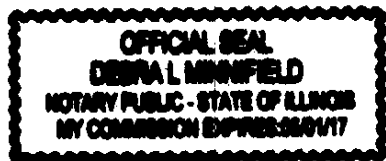
Leffler Enterprises, L.L.C.  
By:   
\_\_\_\_\_  
Steven M. Leffler, sole member

STATE OF ILLINOIS     )  
                                  )SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN M. LEFFLER individually, and STEVEN M. LEFFLER, sole member of Leffler Enterprises, L.L.C., 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of July, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 13 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 8; THENCE NORTHWARD ALONG THE SAID EAST LINE AND THE EAST LINE OF SAID LOT 13, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 158.00 FEET; THENCE NORTH 74 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 109.00 FEET; THENCE SOUTH 14 DEGREES 27 MINUTES 32 SECONDS WEST A DISTANCE OF 153.50 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE EASTWARD ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED TO THE NORTH OF 21,579.94 FEET IN RADIUS, FOR AN ARC LENGTH OF 148.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT 10 FEET IN WIDTH IN LOT 13 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 AND PART OF THAT EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS; THE CENTER LINE OF WHICH IS COMMENCING 140 FEET NORTH OF SOUTHWEST CORNER OF SAID LOT 13 AS MEASURED ALONG THE WEST LINE THEREOF; THENCE EASTERLY AND PARALLEL TO RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 165 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 125.89 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 13 TO A POINT BEING 148 FEET WEST OF THE EAST LINE OF SAID LOT 13 IN COOK COUNTY, ILLINOIS, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY JOINT GRANT OF EASEMENT DATED JULY 1, 1974 AND RECORDED AUGUST 14, 1975 AS DOCUMENT 22815356 FOR SANITARY SEWER AND OTHER PUBLIC UTILITIES, IN COOK COUNTY, ILLINOIS.

P.I.N.: 07-08-409-020-0000

Commonly known as: 1200 W. Higgins Road, Hoffman Estates, Illinois 60169