

# UNOFFICIAL COPY



Doc#: 1426615045 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2014 01:29 PM Pg: 1 of 3

Property of Cook County Clerk's Office

This instrument was prepared by  
And when recorded return to:  
JUDY CULPEPPER  
Grandbridge Real Estate Capital LLC  
200 South College Street, Suite 2100  
Charlotte, NC 28202  
Property: 420 Academy Drive, Northbrook, IL  
GB Loan No.: 351524

pin# 04-05-301-009

State of Illinois  
**SATISFACTION OF FIRST MORTGAGE AND SECURITY AGREEMENT AND  
ASSIGNMENT OF RENTS AND LESSOR'S INTEREST IN LEASES**

WHEREAS, on June 1, 2002, a First Mortgage and Security Agreement was entered into by **LASALLE BANK NATIONAL ASSOCIATION**, not personally but solely as Successor Trustee pursuant to Trust Agreement dated June 18, 1973 and known as Trust No. 46073, as Mortgagor, to, in favor of and for the benefit of **AMERICAN FIDELITY ASSURANCE COMPANY**, an Oklahoma corporation, as Mortgagee, securing a Promissory Note in the original principal sum of \$600,000.00, and recorded in the Cook County Recorder's Office, State of Illinois (the "Recorder's Office"), on June 25, 2002 as Instrument No. 0020703121, and further secured by that certain Assignment of Rents and Lessor's Interest in Leases dated June 1, 2002 and recorded in the Recorder's Office on June 25, 2002 as Instrument No. 0020703122, and

WHEREAS, an Assignment of Loan Documents was entered into March 3, 2011 from **AMERICAN FIDELITY ASSURANCE COMPANY**, an Oklahoma corporation (the "Assignor") to **AMERICAN FIDELITY CORPORATION**, a Nevada corporation (the "Assignee") and recorded in the Recorder's Office on March 22, 2011 as Instrument No. 1108145002, and

WHEREAS, a Modification Agreement was entered into March 1, 2011 by and between **CHICAGO TITLE LAND TRUST COMPANY**, not personally but solely as Successor Trustee to **LASALLE BANK NATIONAL ASSOCIATION**, pursuant to Trust Agreement dated June 18, 1973 and known as Trust No. 46073 (the "Borrower"), **420 ACADEMY DRIVE PROPERTY PARTNERSHIP**, an Illinois general partnership (the "Beneficiary"), which is the owner of one hundred percent (100%) of the beneficial interest in the Borrower, **WILLIAM A. LEDERER, BETTY SUE ADELMAN and JEANNE ADELMAN GOODMAN** (collectively the "Guarantors") and **AMERICAN FIDELITY CORPORATION**, a Nevada corporation and recorded April 12, 2011 as Instrument No. 1110222040.

KNOW ALL MEN BY THESE PRESENT that **AMERICAN FIDELITY ASSURANCE COMPANY** does hereby acknowledge that they have received full payment and satisfaction of same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

[signatures on following page]

S ✓  
P 3  
S N  
M N  
SC Y  
E Y  
INT Y

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Payee:  
**AMERICAN FIDELITY ASSURANCE COMPANY,**  
 an Oklahoma corporation  
 By: [Signature]  
 Name: MARK A HAYTON  
 Title: Vice President

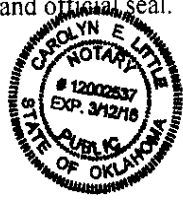
STATE OF Oklahoma )  
 )  
 COUNTY OF Oklahoma )

SS:

On this 5<sup>th</sup> day of Sept, 2014, before me, a notary public, personally appeared Mark A. Hayton, who acknowledged to be the Vice President of **AMERICAN FIDELITY ASSURANCE COMPANY**, an Oklahoma corporation, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Carolyn E. Little  
 Notary Public  
 My commission expires: 3-12-14



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EXHIBIT "A"  
LEGAL DESCRIPTION OF LAND

Lot 6 and the East 20 feet of Lot 5 in Block 1 in First Resubdivision of Sky Harbor Industrial Park Unit 1 in the South 1/2 of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 420 Academy Drive, Northbrook, Illinois  
Permanent Index No.: 04-05-301-007 and 04-05-301-009

04-05-301-009

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