



Doc#: 1516001001 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2015 09:09 AM Pg: 1 of 3

This Instrument was prepared by  
and after recording return to:

Lawrence M. Gritton  
LAWRENCE M. GRITTON LTD.  
400 West Huron  
Chicago, Illinois 60654

**RELEASE OF MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS, THAT ERE FUNDING LLC**, whose address is 400 West Huron Street, Chicago, Illinois 60654 ("**Mortgagee**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto **MICHAEL D. MORGANSTERN AND SARAH Y. MORGANSTERN**, whose address is 643 West Arlington Place, Chicago, IL 60614 (collectively, "**Mortgagor**"), and its successors and/or assigns, all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by that certain Mortgage dated as February 3, 2015 and recorded in the Office of the Cook County Recorder of Deeds on February 5, 2015 as Document No. 1503604151 ("**Mortgage**"). with respect to the property described in **Exhibit A** attached hereto, which instrument was delivered to secure a Promissory Note dated February 3, 2015 in the original principal amount of \$100,000.00 made by Mortgagor to Mortgagee.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** that this is a FINAL RELEASE, and releases the lien of the Mortgage as to all of the property herein described in said **Exhibit A**.

*[Remainder of this page is intentionally blank - signature page is attached]*

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CTIC gm Box 334

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# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, Mortgagee has caused these presents to be executed this 1st day of June, 2015.

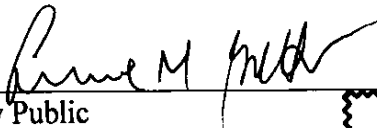
**ERE FUNDING LLC**

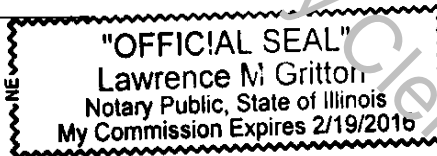
By:   
W. Harris Smith, President of its Manager

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **W. Harris Smith**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of the Manager of ERE Funding LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said ERE Funding LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of June, 2015.

  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 1A, together with the exclusive right to use any limited common elements, in the 30 W. Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet Above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18, 2006 as document number 629110006, as amended by First Amendment recorded December 1, 2006 as document number 0633517012, Second Amendment recorded December 18, 2006 as document number 0635215100, Third Amendment recorded December 27, 2006 as document number 0636109036, Fourth Amendment recorded December 29, 2006 as document number 0636309031, Fifth Amendment recorded May 3, 2007 as document number 071235043, Sixth (Special) Amendment recorded December 21, 2007 as document number 0735515069, and as further amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 629110005, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the Condominium Garage, over the burdened land described therein.

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**Street Address:** 30 West Oak Street, Unit 1A, Chicago, Illinois 60610

**Permanent Index Number:** 17-04-424-055-1001