

# UNOFFICIAL COPY



**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

Doc#: 1519649056 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/15/2015 01:12 PM Pg: 1 of 3

Freedom Title Corporation  
2260 Hicks Road  
Suite 415  
Rolling Meadows IL 60008

6715559 111

## **RELEASE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING**

**KNOW ALL MEN BY THESE PRESENTS**, that **BIXBY BRIDGE FUND II, LLC**, an Illinois limited liability company, 555 Skokie Boulevard, Suite 555, Northbrook, Illinois 60062, for and in consideration of the sum of \$2,000,000.00, the receipt whereof is hereby acknowledged, partial satisfaction of the debt secured by the lien of that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated October 3, 2014 and recorded on October 15, 2014 as Document Number 1428857140 with the Cook County Recorder of Deeds, that certain Assignment of Rents and Leases dated October 3, 2014 and recorded on October 15, 2014 as Document Number 1428857141 with the Cook County Recorder of Deeds and that certain UCC Financing Statement recorded on October 15, 2014 as Document Number 1428857142 with the Cook County Recorder of Deeds, and does authorize and direct the Cook County Recorder of Deeds to enter satisfaction of record and fully release the lien of the foregoing instruments as to the premises, situated in the County of Cook, State of Illinois, and legally described as follows (the "Released Parcel"):

See Exhibit "A" attached hereto and made a part hereof.

P.I.N.: 14-28-111-046-0000

Common Address: 2941 North Clark Street, Chicago, Illinois 60657

**THIS IS A RELEASE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING AND ASSIGNMENT OF RENTS AND LEASES. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO BE A RELEASE OF THE LIEN OF ANY OTHER DOCUMENT, OTHER THAN THE RELEASED PARCEL.**

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the undersigned has caused this Release to be executed this 8th day of July, 2015 by its duly authorized officer(s).

**BIXBY BRIDGE FUND II, LLC,**  
an Illinois limited liability company

By: [Signature]  
Name: David D. Colburn  
Its: Manager

STATE OF Illinois )  
                              ) SS  
COUNTY OF Cook )

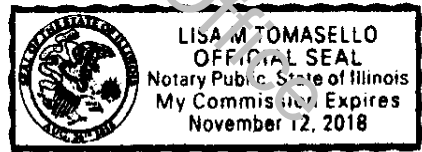
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David D. Colburn, the Manager of Bixby Bridge Fund II, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed 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 8th day of July, 2015.

Notary Public: [Signature]  
My commission expires: November 12, 2018

DOCUMENT PREPARED BY AND MAIL TO:

Bronson & Kahn, LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606  
Attn: Jason L. LaBella, Esq.



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## Exhibit A

Released Parcel

PARCEL 1:

LOT 13 IN THE HEIRS OF WILLIAM KNOKE'S SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1904 AS DOCUMENT NUMBER 3561510 IN BOOK 87 OF PLATS PAGE 27, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 (EXCEPT THAT PART OF SAID LOT 14 ON THE SOUTH SIDE THEREOF UPON WHICH IS ERECTED A PART OF THE NORTH WALL OF BUILDING NOW LOCATED ON LOT 15 OF SUBDIVISION HEREIN DESCRIBED) IN WILLIAM KNOKE AND OTHERS SUBDIVISION OF PART OF BLOCK 1 IN SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1904 AS DOCUMENT NUMBER 3527220 IN BOOK 86 OF PLATS PAGE 35, IN COOK COUNTY, ILLINOIS.

PIN: 14-28-111-046-0000

Commonly known as: 2941 North Clark Street, Chicago, Illinois 60657