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Doc#: 1521150188 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2015 02:59 PM Pg: 1 of 3

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.

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 \$8,000.00 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 7139955 with the Lake County Recorder, that certain Assignment of Rents and Leases dated October 3, 2014 and recorded on October 15, 2014 as Document Number 7139956 with the Lake County Recorder and that certain UCC Financing Statement recorded on October 15, 2014 as Document Number 7139957 with the Lake County Recorder, and does authorize and direct the Lake County Recorder to enter satisfaction of record and fully release the lien of the foregoing instruments as to the premises, situated in the County of Lake, State of Illinois, and legally described as follows (the "Released Parcel"):

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

P.I.N.: 15-06-200-067

Common Address: 800 East US Highway 45, Mundelein, Illinois 60060

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 _____ day of _____, 2015 by its duly authorized officer(s).

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

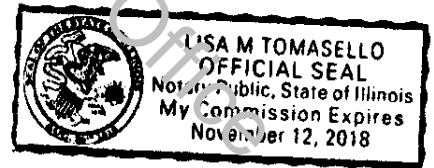
By: _____
Name: Michael Battin
Its: Authorized Agent

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 Michael Battin, the Authorized Agent 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 30th day of July, 2015.

Notary Public: Lisa M. Tomasello
My commission expires: 11/12/18



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

THAT PART OF LOT 1 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 43 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF U.S. ROUTE 45 WHICH IS 250.00 FEET SOUTHEASTERLY OF A POINT WHERE THE EAST LINE OF THE WEST 302.50 FEET OF SAID LOT 1 INTERSECTS THE CENTER LINE OF U.S. ROUTE 45; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 10.84 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 281.29 FEET TO A POINT ON THE EAST LINE OF THE WEST 302.50 FEET OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 302.50 FEET OF SAID LOT 1 A DISTANCE OF 120.40 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 25.02 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 136.30 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 86.57 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 42.37 FEET TO A POINT ON THE LINE WHICH IS 15.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID LINE WHICH IS 15.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 106.13 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE WEST 302.50 FEET OF SAID LOT 1 A DISTANCE OF 262.27 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO THE CENTER LINE OF U.S. ROUTE 45 A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PIN: 15-06-200-067

Commonly known as: 800 East US Highway 45, Mundelein, Illinois 60060