

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING, PLEASE  
RETURN TO:

Jeremy Segal  
Barack Ferrazzano Kirschbaum &  
Nagelberg LLP  
200 West Madison St., Suite 3900  
Chicago, IL 60606



Doc#: 1529219132 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/19/2015 03:34 PM Pg: 1 of 4

## PARTIAL RELEASE OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT AND ASSIGNMENT OF LEASES AND RENTS

KNOW ALL PERSONS BY THESE PRESENTS, that MADURO INVESTMENT, LLC, an Illinois limited liability company (as successor by assignment from MIDWEST BANK AND TRUST COMPANY, an Illinois banking corporation, "**Lender**"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined) and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUITCLAIM unto Loomis-Laflin Loft, LLC, an Illinois limited liability company (the "**Borrower**"), its heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises located in the County of Cook, State of Illinois and more particularly described on **Exhibit A** attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Mortgagor may have acquired in, through or by (i) that certain Mortgage, Security Agreement and Fixture Financing Statement dated as of March 31, 2006 by and between Borrower and Lender (or its predecessor-in-interest), recorded on May 25, 2006 in the office of the Recorder of Deeds of Cook County, Illinois (the "**Recorder**") as Document No. 0614520081, as amended by that certain (a) Amendment to Mortgage, Security Agreement and Fixture Financing Statement dated as of April 1, 2007 by and between Borrower and Lender (or its predecessor-in-interest), recorded on April 12, 2007 with the Recorder as Document No. 0709244036, (b) Amendment No. 2 to Mortgage, Security Agreement and Fixture Financing Statement dated as of October 1, 2007 by and between Borrower and Lender (or its predecessor-in-interest), recorded on October 24, 2007 with the Recorder as Document No. 0729731083, (c) Amendment No. 3 to Mortgage, Security Agreement and Fixture Financing Statement dated as of January 1, 2008 by and between Borrower and Lender (or its predecessor-in-interest), recorded on February 7, 2008 with the Recorder as Document No. 0803834002, (d) Amendment No. 4 to Mortgage, Security Agreement and Fixture Financing Statement dated as of September 1, 2008 by and between Borrower and Lender (or its predecessor-in-interest), recorded on October 16, 2008 with the Recorder as Document No. 0829022092, and (e) Amendment No. 5 to Mortgage, Security

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Agreement and Fixture Financing Statement dated as of January 5, 2009 by and between Borrower and Lender (or its predecessor-in-interest) (collectively, the "**Mortgage**") and (ii) that certain Assignment of Leases and Rents dated as of March 31, 2006 by Borrower in favor of Lender (or its predecessor-in-interest), recorded on May 25, 2006 with the Recorder as Document No. 0614520082 (the "**ALR**"), which Mortgage and ALR were assigned to Lender pursuant to that certain Assignment of Mortgage and Assignment of Leases and Rents recorded on May 14, 2010 with the Recorder as Document No. 1013410043.

This Release does not release any covenants, warranties, indemnities or other obligations under the Mortgage and ALR which by their terms expressly survive the release or termination of such documents; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Lender possesses under such documents in and to the property legally described on **Exhibit A** attached hereto and incorporated herein.

#### TAX PARCEL IDENTIFICATION NUMBERS:

17-20-127- 001-0000  
17-20-127- 002-0000  
17-20-127- 003-0000 (portion only)

Address of Premises: 1433-1459 W. 15th Street, 1501 S. Laflin Street and a portion of 1431 W. 15th Street, Chicago, Illinois 60608

**THIS IS A PARTIAL RELEASE ONLY** and the Mortgage and ALR continues to be in full force and effect as to the other real estate and property described therein and not expressly released hereby or by another instrument of record.

**SIGNATURE PAGE TO FOLLOW**

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IN WITNESS WHEREOF, said Lender has caused these presents to be executed as of September 30, 2015.

**LENDER:**

MADURO INVESTMENT, LLC, an Illinois limited liability company

By: [Signature]  
Name: Thomas Ricketts  
Its: Sole Member

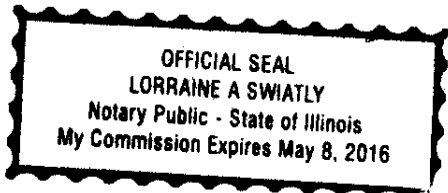
STATE OF IL )  
                                       ) §  
COUNTY OF COOK )

I, LORRAINE A. SWIATLY, Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that Thomas Ricketts, personally known to me to be the Sole Member of MADURO INVESTMENT, LLC, an Illinois limited liability company, and 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 as such officer he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 30th day of SEPTEMBER, 2015.

[Signature]  
Notary Public

My Commission Expires:  
5/8/2016



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## EXHIBIT A

### Legal Description of Released Property

THE WEST 12.60 FEET OF LOT 13 AND ALL OF LOTS 14 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 14 IN SAMPSON AND GREEN'S SUBDIVISION OF BLOCK 2 TO 6 AND 11 TO 14 ALL INCLUSIVE IN SAMPSON AND GREEN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS.

#### TAX PARCEL IDENTIFICATION NUMBERS:

17-20-127- 001-0000  
17-20-127- 002-0000  
17-20-127- 003-0000 (portion only)

#### COMMON ADDRESS:

1433-1459 W. 15th Street, 1501 S. Laflin Street and a portion of 1431 W. 15th Street, Chicago, Illinois 60608