

# UNOFFICIAL COPY



Doc#: 1603233062 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/01/2016 02:44 PM Pg: 1 of 3

**PREPARED BY AND AFTER  
RECORDING, RETURN TO:**  
**Dan Klaff**  
**Applegate & Thorne-Thomsen, P.C.**  
**626 W. Jackson, Suite 400**  
**Chicago, Illinois 60661**

**FIRST AMERICAN TITLE**  
**FILE # 21097701 (10fl)**

## RELEASE OF MORTGAGE

**THIS RELEASE OF MORTGAGE** (this "Release") is made, as of 1/21/16 by IFF, an Illinois not-for-profit corporation (the "Mortgagee"), for the benefit of Breaking Ground, Inc. (the "Owner").

## RECITALS

- A. The Owner is the owner of all of that certain real estate as more particularly described in Exhibit A attached hereto and made a part hereof commonly referred to as 1109 S 5<sup>th</sup> Ave, Maywood, Illinois ("Property").
- B. The Property is encumbered by that certain Construction Mortgage, dated January 30, 2015 and recorded on May 4, 2015 among the land records of the Cook County Recorder of Deeds as Document Number 1512418005 securing that certain mortgage loan in the original principal amount of Two Hundred Thirty Five Thousand Nine Hundred Ninety-Eight Dollars and 80/100 (\$235,998.80) (the "Loan") made to the Owner from the Mortgagee.
- C. The Mortgagee has agreed to release the Mortgage.

**NOW, THEREFORE**, in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagee does hereby (a) fully release and terminate the Construction Mortgage; (b) fully release and discharge the Property from the effect and operation of the Mortgage and grant to the Owner all of the Mortgagee's right, title and interest in and to the Property, and (c) fully release the Owner and its successors and assigns from all obligations set forth in the Construction Mortgage.

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IN WITNESS WHEREOF, the undersigned has caused this Release of Mortgage to be executed and made effective as of the date first above written.

IFF, an Illinois not-for profit corporation

*Terri Haymaker*

By: Terri Haymaker

Title: Vice President of Real Estate Services

COUNTY OF COOK )

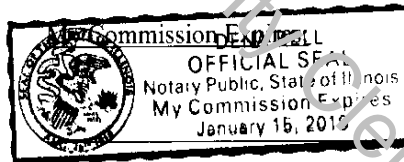
) ss.

STATE OF ILLINOIS )

Before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared Terri Haymaker, Vice President of Real Estate Services of IFF, an Illinois not-for-profit corporation, and being duly sworn, acknowledged the execution of the foregoing Release of Mortgage.

Witness my hand and notarial seal this 19 day of JAN., 2016.

*[Signature]*  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL 1: THE SOUTH 20 FEET OF LOT 4 AND THE NORTH 20 FEET OF LOT 5 IN BLOCK 138 IN MAYWOOD IN SECTION 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID SOUTH 20 FEET OF LOT 4 AND THE NORTH 20 FEET OF LOT 5 IN BLOCK 138 IN MAYWOOD IN SECTION 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-14-112-002-0000 Vol. 0164

Property Address: 1109 S 5th Avenue, Maywood, Illinois 60153

Property of Cook County Clerk's Office