

UNOFFICIAL COPY



Doc#: 1611913003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2016 08:17 AM Pg: 1 of 3

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE is made this 17th day of March, 2016, by WM CAPITAL MANAGEMENT, INC., a New York corporation with an address of 885 Third Avenue, Suite 2403, New York, NY 10022 ("Lender").

WITNESSETH:

WHEREAS, Lender is the holder and payee of the certain Mortgage in the principal amount of ninety-seven thousand dollars (\$97,000.00), dated March 25, 2013, from Christopher Brokmond and The Benjamin Group, LLC (collectively, the "Mortgagor"), and recorded in the Cook County Recorder of Deeds Office on December 2, 2014 as document number 1433646009 (the "Mortgage"), property tax identification number 29-09-317-025-0000, for the property commonly known as 15051 S. Perry Avenue, South Holland, IL 60413 (the "Property") as assigned by Federal Deposit Insurance Corporation as Receiver for Highland Community Bank to Lender pursuant to an Assignment of Mortgage, dated November 10, 2015 and recorded in the Cook County Recorder of Deeds Office on December 8, 2015 as document number 1534215056.

WHEREAS, Mortgagor has requested and Lender has agreed to release the lien of the Mortgage on the premises located at the Property as more particularly described on Exhibit A attached hereto.


NOW, THEREFORE, for and in consideration of the foregoing premises and for good and valuable consideration, Lender has remised, released, quit-claimed, exonerated and discharged, and by these presents, does remise, release, quit-claim, exonerate and discharge unto Mortgagor the Property, and hereby requests the Cook County Recorder of Deeds to release the Mortgage of record.

[Signatures on following page]

S yes
P 2
S 1
M Mc
SC yes
E yes
INT 2

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have executed this Release of Mortgage as of the day and year first above written.

By: 
Name: James Barr Coleman

Title: Vice President

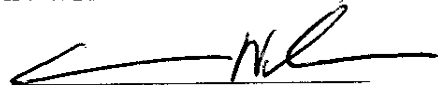
State of North Carolina)

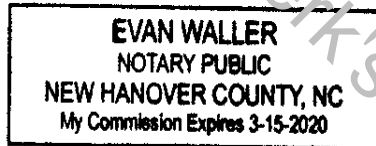
) ss:

County of New Hanover)

On this 17th day of MARCH, 2016, before me, Evan Waller, the undersigned Notary Officer, personally appeared James Barr Coleman, known to me to be the person described in and who executed the foregoing Release of Mortgage, and he duly acknowledged to me the execution of the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Signature of Notary Public



Prepared by, and after recording return to:

Paul J. Richards
Kavanagh Grumley & Gorbald LLC
111 N. Ottawa Street
Joliet, IL 60432

UNOFFICIAL COPY

EXHIBIT A

LOT 137 IN ROBERTSON'S RIVER SIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 DISTANT 434.28 FEET OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 05 DEGREES EAST, 2451.21 FEET; THENCE EAST, 587.50 FEET TO THE WATERS' EDGE OF LITTLE CALUMET RIVER; THENCE SOUTHERLY ALONG THE EDGE OF SAID RIVER TO A POINT WHICH IS DISTANT NORTH 6 3/4 DEGREES EAST, 1326.60 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 6 3/4 DEGREES WEST, 1326.60 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST, 665.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 15051 S. Perry Avenue, South Holland, IL 60473.

The Real Property tax Identification number is 29-09-317-025-0000.

Property of Cook County Clerk's Office