

UNOFFICIAL COPY



1613741025

Doc#: 1613741025 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2016 08:56 AM 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 # 2379003 (10A)

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of March _____, 2016 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 1113 S 7th Ave, Maywood, Illinois ("Property").
- B. The Property is encumbered by that certain Construction Mortgage, dated June 5, 2015 and recorded on July 13, 2015 among the land records of the Cook County Recorder of Deeds as Document Number 1519434085 securing that certain mortgage loan in the original principal amount of One Hundred Fifty Five Thousand Eight Hundred Eighty-Seven Dollars and 03/100 (\$155,887.03) (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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S	Y
P	3
S	N
SC	Y
INT	<i>[Signature]</i>

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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: Senior 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, Senior 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 21st day of March, 2016.

John A. Kuhnen
Notary Public

My Commission Expires:

10/17/18



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 7 (EXCEPT THE NORTH 6.6 FEET THEREOF) AND THE NORTH 13.2 FEET OF LOT 8 IN BLOCK 140 IN MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, OF THE WEST 1/2 OF SECTION 11 AND OF THE NORTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-14-110-004-0000 Vol. 0164

Property Address: 1113 S 7th Ave, Maywood, Illinois 60153

Property of Cook County Clerk's Office