

# UNOFFICIAL COPY



1614516052

AFTER RECORDING MAIL TO:

Doc#: 1614516052 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 04:15 PM Pg: 1 of 6

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## RELEASE OF MORTGAGE AND SECURITY AGREEMENT

**KNOW ALL PERSONS BY THESE PRESENTS:** SHERPA CAPITAL GROUP, LLC, an Illinois limited liability company ("Mortgagee"), whose address is 1070 N. Milwaukee, Chicago IL 60642; ATTN: Ashish Parikh, as owner and holder of those certain Mortgage and Security Agreements dated May 7, 2015 and September 23, 2015 (the "Mortgages") executed by MORNEY-SPIVERY GROUP LLC, an Illinois limited liability company ("Mortgagor"), which Mortgages were recorded in the office of the Cook County Recorder, Cook County, Illinois on or about May 17, 2015 as document number 1513319059 and October 6, 2015 as document number 1527910027 for value received, does hereby release, remit and discharge said Mortgage encumbering the real properties described on Exhibit A attached hereto and made a part hereof.

Property Addresses: 2423 W. Madison Street, Unit 1, Chicago, Illinois 60612  
2423 W. Madison Street, Unit 2, Chicago, Illinois 60612  
2423 W. Madison Street, Unit 3, Chicago, Illinois 60612  
2423 W. Madison Street, Unit 4, Chicago, Illinois 60612

Permanent Index Numbers: 16-13-203-054-1001  
16-13-203-054-1002  
16-13-203-054-1003  
16-13-203-054-1004

IN WITNESS WHEREOF, Mortgagee has executed these presents as of the 26 day of April, 2016.

SHERPA CAPITAL GROUP, LLC, an  
Illinois limited liability company

BY: [Signature]  
ITS: MORNEY-SPIVERY GROUP LLC

*Bm*

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## EXHIBIT A

Property Address: 2423 W. Madison Street, Unit 1, Chicago, Illinois 60612

PIN: 16-13-203-054-1001

Legal Description:

PARCEL 1:

UNITS 1 (COMMERCIAL UNIT), 2 AND 3 IN 2423 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS

LOT 9 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010044 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

LOT 9 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010044 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

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Property Address: 2423 W. Madison Street, Unit 2, Chicago, Illinois 60612

PIN: 16-13-203-054-1002

Legal Description:

PARCEL 1:

UNITS 1 (COMMERCIAL UNIT), 2 AND 3 IN 2423 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010042 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1 (ASSIGNED TO UNIT 2) AND P-2 (ASSIGNED TO UNIT 3), LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

PARCEL 3:

UNIT 2 IN 2421 W. MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010044 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

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Property Address: 2423 W. Madison Street, Unit 3, Chicago, Illinois 60612

PIN: 16-13-203-054-1003

Legal Description:

PARCEL 1:

UNITS 1 (COMMERCIAL UNIT), 2 AND 3 IN 2423 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010042 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1 (ASSIGNED TO UNIT 2) AND P-2 (ASSIGNED TO UNIT 3), LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

PARCEL 3:

UNIT 2 IN 2421 W. MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010044 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

# UNOFFICIAL COPY

Property Address: 2423 W. Madison Street Unit 4, Chicago, Illinois 60612  
PIN16-203-054-1004

Legal Description:

PARCEL 1:

UNIT 4 IN 2423 W. MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010042 AS AMENDED BY DOCUMENT NUMBER 1114511028 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-3, A LIMITED COMMON AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0926010042.

Office of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ASHISH PAMKA, as MEMBER of SHERPA CAPITAL GROUP, LLC, who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of him., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 26<sup>th</sup> day of April, 2016

(SEAL)



Elisa T. Drew  
Notary Public

My commission expires: 4/8/2017