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Doc#: 1625110093 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 02:57 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 # 27441091

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of 19th day of May, 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 18026 Ridgewood Ave, Lansing, Illinois ("Property").
- B. The Property is encumbered by that certain Construction Mortgage, dated December 12, 2014 and recorded on February 11, 2015 among the land records of the Cook County Recorder of Deeds as Document Number 1504218001 securing that certain mortgage loan in the original principal amount of One Hundred Fifty-Six Thousand Nine Hundred Eighty-Eight Dollars and 84/100 (\$156,988.84) (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 - IFF

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 - IFF, an Illinois not-for-profit corporation, and being duly sworn, acknowledged the execution of the foregoing Release of Mortgage.

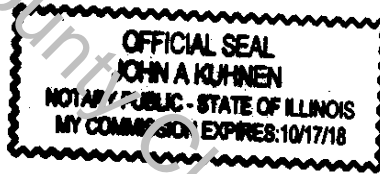
Witness my hand and notarial seal this 17th day of May, 2016.

John A. Kuhn

Notary Public

My Commission Expires:

10/17/18



Deputy Clerk's Office
Cook County

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EXHIBIT A

Legal Description of Real Estate

LOT 24 IN BLOCK 2 IN LANSING MEADOWS, BEING A SUBDIVISION OF (EXCEPT THE SOUTH 264.0 FEET OF THE WEST 645.0 FEET) AND (EXCEPT THE SOUTH 125.0 FEET OF THE EAST 83.0 FEET) THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

And commonly known as: 18026 Ridgewood, Lansing, IL 60438

PIN #30-31-216-022-0000

Property of Cook County Clerk's Office