



Doc# 1627801083 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2016 12:15 PM Pg: 1 of 4

Prepared by:
AFTER RECORDING
RETURN TO:
Jason DeJonker
BRYAN CAVE LLP
161 North Clark Street
Suite 4300
Chicago, IL, 60601
(312) 602-5000

PERMANENT PARCEL NUMBER:
16-01-312-024-0000

16263658

**NORTH AMERICAN
TITLE COMPANY**

**RELEASE OF MORTGAGE
AND ASSIGNMENT OF LEASES AND RENTS**

THIS RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS (this "Release") is made and entered into as of this 30TH day of September, 2016, by IBT Special Asset Fund I LLC ("IBT").

WHEREAS, Monserrate Hernandez ("Mortgagor"), executed and delivered to AmeriMark Bank: (i) that certain Mortgage dated as of September 26, 2003 and recorded in Cook County Recorder's Office on December 18, 2003, as document no. 0335242264 (as amended by document numbers 0730957036, 0812957001, 0920457135, 0934257136, and 1011241061 (the "Mortgage"), and (ii) that certain Assignment of Rents dated as of September 26, 2003 and recorded in the Cook County Recorder's Office on December 18, 2003, as document no. 0335242285 (the "ALR"); each with respect to certain real estate located at 1016 N. California Avenue, Chicago, IL 60622-3408, as more particularly described on Exhibit A attached hereto (the "Released Premises");

WHEREAS, the Mortgage and ALR were assigned to IBT pursuant to that certain Assignment of Recorded Loan Documents from Inland Bank and Trust to IBT Special Asset Fund I LLC recorded April 1, 2015 as Document Number 1509119149, and modified by that certain Omnibus Modification dated as of December 27, 2010 and recorded in Cook County Recorder's Office on January 25, 2011, as document no. 1102503067; and

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WHEREAS, IBT has agreed to release the Released Premises from the lien of the Mortgage and the ALR.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that IBT does, for good and valuable consideration, hereby RELEASE all of its right, title and interest in and to the Released Premises arising under or by virtue of the Mortgage or the ALR.

IN WITNESS WHEREOF, IBT has executed this Release as of the day and year first above written.

[Remainder of page intentionally left blank]

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IBT SPECIAL ASSET FUND I LLC

By: _____

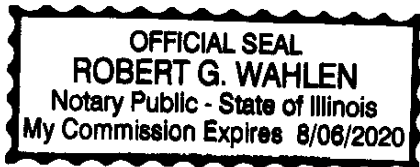
Name: BILL TSOURAPAS

Its: MANAGER

STATE OF Illinois)
COUNTY OF Centre) SS.

I, the undersigned, a Notary Public for said County and state, do hereby certify that BILL TSOURAPAS, known to me to be the Manager of IBT Special Asset Fund I LLC, and 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/she signed and delivered said instrument pursuant to authority given him/her as the free and voluntary act and deed of IBT Special Asset Fund I LLC, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 30 day of September, 2016.



Notary Public

My commission expires _____

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EXHIBIT A

RELEASED PREMISES

LOT 9 IN BLOCK 9 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, AND LOTS 2, 4 AND 5 OF BLOCK 17 ALL IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1016 N. California Avenue, Chicago, IL 60622

PIN: 16-01-312-024-0000