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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/04/2016 12:28 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:

16-01-419-013-0000

**NORTH AMERICAN
TITLE COMPANY**

16 263012

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, Hector Perez and Maria Perez ("Mortgagors"), executed and delivered to Inland Bank and Trust: (i) that certain Mortgage dated as of December 27, 2010 and recorded March 3, 2011 as Document No. 1106233068 with the office of the Recorder of Deeds of Cook County, Illinois (the "Mortgage"), and (ii) that certain Assignment of Leases and Rents dated December 27, 2010 and recorded March 3, 2011 as Document No. 1106233069 with the office of the Recorder of Deeds of Cook County, Illinois (the "ALR"); each with respect to certain real estate located at 2525 W. Augusta Blvd., Chicago, IL, 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 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

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

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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]

Property of Cook County Clerk's Office

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IBT SPECIAL ASSET FUND I LLC

By: [Signature]

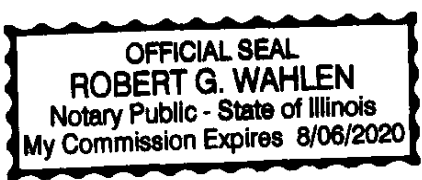
Name: BILL TSOURAPAS

Its: MANAGER

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

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 20 day of September, 2016.



[Signature]
 Notary Public
 My commission expires: _____

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EXHIBIT A

RELEASED PREMISES

LOT 11 IN BLOCK 1 IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2525 West Augusta Boulevard, Chicago, IL 60622

PIN: 16-01-419-013-0000