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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2016 12:36 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:
16-11-117-035-0000

**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, VICTOR H. GARCIA, and MONSURRATE HERNANDEZ, known as MONSERRATE HERNANDEZ ("Mortgagors"), executed and delivered to AmeriMark Bank: (i) that certain Mortgage dated as of March 26, 2007 and recorded in the Cook County Recorder's Office on April 6, 2007, as document no. 0709647230 (the "Mortgage"), and (ii) that certain Assignment of Rents dated as of March 26, 2007 and recorded in the Cook County Recorder's Office on April 6, 2007, as document no. 0709647231 (the "ALR"); each with respect to certain real estate located at 614 N. Central Park Ave, Chicago, IL 60624 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: _____

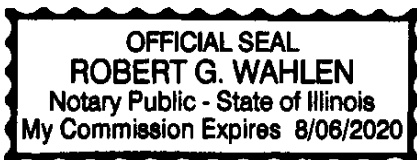
Name: BILL TSAURAPAS

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 TSAURAPAS, 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 17 IN HENDERSON'S SUBDIVISION OF BLOCK 8 OF W.J. MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 614 N. Central Park Ave, Chicago, IL 60624

PIN: 16-11-117-035-0000