

# UNOFFICIAL COPY



Doc# 1627801105 Fee \$44.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/04/2016 12:40 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:  
20-19-215-003-0000

**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 20<sup>TH</sup> day of September, 2016, by IBT Special Asset Fund I LLC ("IBT").

WHEREAS, MONSURRATE HERNANDEZ, known as MONSEIRATE HERNANDEZ ("Mortgagor"), executed and delivered to Inland Bank and Trust: (i) that certain Mortgage dated as of December 27, 2010 and recorded in the office of the Cook County Recorder of Deeds on March 3, 2011, as document no. 1106233068, as amended by the attached Rider to Mortgage (the "Mortgage"), and (ii) that certain Assignment of Rents dated as of December 27, 2010 and recorded in the Cook County Recorder's Office on March 3, 2011, as document no. 1106233069 (the "ALR"); each with respect to certain real estate located at 6405 S. Marshfield Avenue, 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.

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

IBT SPECIAL ASSET FUND I LLC

By: \_\_\_\_\_

Name: Bill Tsoukalas

Its: MANAGER

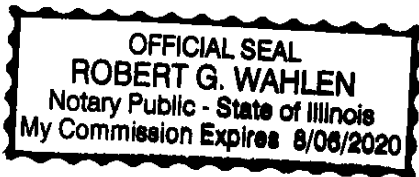
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public for said County and state, do hereby certify that Bill Tsoukalas, 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: \_\_\_\_\_



# UNOFFICIAL COPY

## EXHIBIT A

### RELEASED PREMISES

LOT 46 IN BLOCK 32 IN DREXEL PARK, A SUBDIVISION IN THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6405 S. Marshfield Avenue, Chicago, IL 60636

PIN: 20-19-215-003-0000

Property of Cook County Clerk's Office