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Doc#: 1629857015 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2016 08:55 AM Pg: 1 of 3

PARTIAL RELEASE OF MORTGAGE

This Instrument Was Prepared By:
Erin Spinioals
Heartland Bank and Trust Company
401 N. Hershey Rd., P.O. Box 67
Bloomington, IL 61702-0067

Loan#: 35520668
Release#: 113358

After Recording Return To:
Commercial Loan Support
Heartland Bank and Trust Company
401 N. Hershey Rd.
Bloomington, IL 61704

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company** fka **American Midwest Bank** ("Lender"), of the State of Illinois for and in consideration of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **FTK 4, LLC**, an Illinois limited liability company ("Grantor") all right, title, interest, claim or demand, whatsoever, it may have acquired in, through or by that certain Mortgage, executed by Grantor in favor of Lender, further described as follows:

The Mortgage dated **September 24, 2013/May 12, 2014**, Recorded on **November 21, 2013/June 13, 2014** in Cook County, State of Illinois, known as Document Number **1332504091/1416435003**.

The description of that part of the property subject to the Mortgage released by this Partial Release is:

Legal: see attached Exhibit "A"
PIN: **13-24-404-171-0000**
Commonly known as: **3229 N Talman Ave., Chicago, IL 60618**

THIS PARTIAL RELEASE IS EXPRESSLY LIMITED TO THE REAL ESTATE DESCRIBED HEREIN AND THE ABOVE REFERENCED MORTGAGE SHALL REMAIN IN FULL FORCE AND EFFECT AS TO ALL REMAINING REAL ESTATE DESCRIBED THEREIN.

FOR THE PROTECTION OF GRANTOR, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

[Signature Page to Follow]

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LENDER:

Heartland Bank and Trust Company

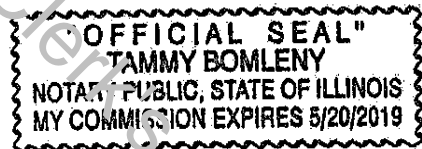
By: Steve Nowak
Steve Nowak, Vice President

Attest: Will Garcia
Will Garcia, Portfolio Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

On this 19th day of Oct, 2016 before me, the undersigned Notary Public, personally appeared Steve Nowak and Will Garcia, known to me to be the **Vice President and Portfolio Manager**, authorized agents for Heartland Bank and Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Heartland Bank and Trust Company, duly authorized by Heartland Bank and Trust Company through its board of directors or otherwise to execute this said instrument and in fact executed this said instrument on behalf of Heartland Bank and Trust Company.

By: Tammy Bomleny



Notary Public in and for the State of Illinois

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EXHIBIT "A"

LOT 10 EXCEPT THE NORTH 141.78 FEET THEREOF (AS MEASURED AT RIGHT ANGLES) THEREOF IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NO. 08163174, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN THE DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office