



**RELEASE
OF
MORTGAGE
AND SECURITY
AGREEMENT-FIXTURE
FILING AND
ASSIGNMENT OF
LEASES AND RENTS**

Doc# 1634245020 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2016 12:03 PM PG: 1 OF 2

In consideration of the payment and partial satisfaction of debt secured by the Mortgage and Security Agreement-Fixture Filing and Assignment of Leases and Rents dated April 10, 2013 and recorded on June 10, 2013 as document number 1316122004, and Assignment of Rents and Leases dated April 10, 2013 and recorded on June 10, 2013 as document number 1316122005 made by Borrower(s), Boulder Real Estate Group, LLC, to Lender, Metropolitan Capital Bank & Trust in the Office of the Recorder of Deeds, Cook County, Illinois, as amended from time to time, the undersigned hereby releases said Mortgage and Security Agreement-Fixture Filing and Assignment of Leases and Rents which formally encumbered the property situated in Cook County, State of Illinois and described on the attached Exhibit A.

Dated: July 25, 2016

By:

Name: Jerry Frump

Its: Executive Vice President

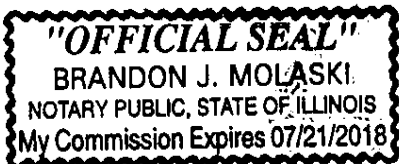
I, Brandon Molaski, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Jerry Frump, personally known to me to be the Executive Vice President, of Metropolitan Capital Bank & Trust, and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledge that as such Manager of Bank Operations, he signed and delivered the said instrument as Manager of Bank Operations, of Metropolitan Capital Bank & Trust, pursuant to authority, given by the Board of Directors of Metropolitan Capital Bank & Trust, as their free and voluntary act, and as the free and voluntary act and deed of Metropolitan Capital Bank & Trust, for the uses and purposes therein set forth.

Dated: July 25, 2016

Notary Public

Prepared by: Metropolitan Capital Bank & Trust
9 East Ontario Street
Chicago, IL 60611

Return to: Boulder Real Estate Group, LLC
333 W North Avenue, #415
Chicago, IL 60610



UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

UNIT 1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3933 S. INDIANA CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0616018067 IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3933 INDIANA AVENUE, UNIT 1, CHICAGO, IL 60653
PIN: 20-03-103-045-1001 VOL. 251

Property of Cook County Clerk's Office