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Greenberg Traurig, LLP 77 West Wacker Drive Suite 3100 Chicago, Illinois 60601 Attn: Martin J. Lee



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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/20/2017 11:49 AM PG: 1 OF 3

Above space for Recorder's Use Only

RELEASE AND QUITCLAIM OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that IFF, an Illinois not-for-profit corporation (the "Mortgagee"), located at 333 South Wabash Avenue, Suite 2800, Chicago, Illinois 60604, the owner and holder of that certain Fee and Lasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing crecuted by LEGAL PREP CHARTER ACADEMIES, an Illinois not-for-profit corporation ("Mortgagor"), located at 4319 West Washington Blvd., Chicago Illinois 60624, dated September 27, 2013 and recorded with the Cook County Recorder's Office on October 18, 2013 as document 1329133088 (the "Mortgage"), for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby RELEASE AND QUIT CLAIM unto Mortgagor, and their bairs, legal representatives and assigns, all the right, title, interest, claim or demand, whatsoever which Mortgagee may have acquired in, through or by the Mortgage, to the premises described in Exhibit A attached hereto, situated in the County of Cook, State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

[No Further Text, Signature Page to Follow]

S / 3 S / SC / INT

1702042031 Page: 2 of 3

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IN WITNESS WHEREOF, the Mortgagee has executed this Release and Quitclaim of Mortgage on the 28th day of December, 2016.

on the 28 day of December, 2010.	
	MORTGAGEE:
·	IFF 2
	Ву:
	Name: Joe Nesi Title: CED
96-	
STATE OF ILLINOIS) SS:	
COUNTY OF WILL	
I, Gua M Eslel, a Notary Pu aforesaid, DO HEREBY CERTIFY that Joe N	blic in and for the said County, in the State
	known to be the same person whose name is
acknowledged that as such <u>CEO</u>	she/he signed and delivered the said
instrument pursuant to authority of said company free and voluntary act and deed of said company, fo	•
WITNESS MY HAND and Notary seal this	day of December, 2016.
	Durch Eskeli
	Notary Public
[CEAL]	My commission agricus
[SEAL]	My commission expires
	- G10100
	GINA M ESKELI
	Official Seal Notary Public - State of Illinois
M₁	y Commission Expires Jun 8, 2020 🔒

1702042031 Page: 3 of 3

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EXHIBIT A

Legal Description

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE MEMORANDUM OF LEASE HEREIN REFERRED TO AS THE LEASE, EXECUTED BY AND BETWEEN IFF, AN ILLINOIS NONPROFIT CORPORATION AND SELF-HELP VENTURES FUND, A NORTH CAROLINA NONPROFIT CORPORATION AND LEGAL PREP CHARTER ACADEMIES, AN ILLINOIS NOT FOR PROFIT CORPORATION: WHICH LEASE WAS RECORDED AUGUST 23, 2012 AS DOCUMENT 1223612110, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING JULY 1, 2012 AND ENDING JUNE 30, 2017.

LOTS 5 THROUGH 9 IN BLOCK 36 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, KANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE SOUTHFAST CORNER OF LOT 1 IN BLOCK 36 IN THE SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5 IN BLOCK 36 IN SAID SUBDIVISION FOR A DISTANCE OF 102.05 FEET TO THE SOUTHERLY EXTENSION OF THE WEST FACE OF A 1 STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST FACE FOR A DISTANCE OF 12.33 FEET; THENCE EAST ALONG A NORTH FACE OF SAID 1 STORY BRICK BUILDING 4.0 FEET TO A WEST FACE OF A 4 STORY STONE AND BRICK RECTOR'S BUILDING) IN COOK COUNTY, ILLINOIS.

Common Address: 4319 W. Washington Blvd, Chicago, IL 60624

PIN: 16-10-422-024-0000

LOTS 43 AND 44 IN BLOCK 29 IN THE WEST CHICAGO LAND COMPANY., SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL 750 OFFICO MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4312 W. Washington Blvd, Chicago, IL 60624

PIN: 16-10-418-034-0000