

FIRST AMERICAN TITLE

FILE # 2806784 1704

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and after recording, return to:

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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 Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed 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 heirs, 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 V  
P B  
S N  
SC [Signature]  
INT [Signature]



# UNOFFICIAL COPY

## 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, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE SOUTHEAST 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 RECTORY (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 MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4312 W. Washington Blvd, Chicago, IL 60624  
PIN: 16-10-418-034-0000