

This document prepared by,  
and after recording, return to:

Greenberg Traurig, LLP  
77 West Wacker Drive  
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Attn: Martin J. Lee



\*1702042034\*

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/20/2017 11:50 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 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 May 25, 2016 and recorded with the Cook County Recorder's Office on June 1, 2016 as document 1615310050 (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]

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INT ✓

# UNOFFICIAL COPY

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

MORTGAGEE:

IFF

By: [Signature]  
Name: Joe Neri  
Title: CEO

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF WILL )

I, Gina M Eskeli, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Neri, personally known to be to be the CEO of IFF, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such CEO she/he signed and delivered the said instrument pursuant to authority of said company as her/his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

WITNESS MY HAND and Notary seal this 28 day of December, 2016.  
[Signature]  
Notary Public

[SEAL] My commission expires 6/8/20



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## EXHIBIT A

### Legal Description

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE 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