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Doc# 1702319045 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 10:48 AM PG: 1 OF 4

This instrument was prepared by and after recording return of.

Jack Edelbrock, Esq.
Mayer, Brown, LLP
71 S. Wacker Drive
Chicago, IL 60606

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT **PATRICK D. CAVANAUGH**, not individually, but solely as the assignee for the benefit of creditors of **AJC LIQUIDATING, INC. F/K/A ADJUSTABLE CLAMP COMPANY D/B/A PONY TOOLS, INC. AND D/B/A EASY WOOD TOOLS** capacity as Trustee-Assignee ("**Assignee**") pursuant to a Trust Agreement and Assignment for the Benefit of Creditors dated as of June 1, 2016 (the "**Trust Agreement**") made by Adjustable Clamp Company, an Illinois corporation ("**Mortgagee**") D/B/A Pony Tools Incorporated D/B/A Easy Wood Tools (the "**Trust**"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby **RELEASE, CONVEY AND QUIT CLAIM** unto 1522 W. HUBBARD LLC, an Illinois limited liability company (the "**Borrower**"), having an address at 1110 30th Street, Vero Beach, FL 32960, all of the rights, titles, interests, claims or demands whatsoever which Mortgagee may have acquired in, through or by that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated September 1, 2009 and recorded with the Cook County Recorder of Deeds on November 3, 2009 as Doc # 0930740124 (the "**Mortgage**"), with respect to the property described on Exhibit-A attached hereto together with all appurtenances and privileges thereunto belonging or appertaining (collectively, the "**Real Estate**"). This Release of Mortgage (the "**Release**") does not release any covenants, warranties, indemnities, claims or other obligations of the parties that are not expressed in the Mortgage; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Assignee, the Trust or Mortgagee possesses under the Mortgage in and to the Real Estate. For the avoidance of doubt, no provision of this Release shall in any way preclude the Assignee from, if necessary, objecting to any proof of claim filed

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CCRD REVIEW *RZ*

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by any party in the Adjustable Clamp Company estate.

WITNESS our hands and seal this 11th day of January, 2017.

ASSIGNEE:

PATRICK D. CAVANAUGH, NOT INDIVIDUALLY, BUT SOLELY AS ASSIGNEE FOR THE BENEFIT OF THE CREDITORS OF AJC LIQUIDATING, INC. F/K/A ADJUSTABLE CLAMP COMPANY D/B/A PONY TOOLS, INC. AND D/B/A EASY WOOD TOOLS

Patrick D. Cavanaugh, Assignee
PATRICK D. CAVANAUGH

State of IL
County of Will

I, Lorraine Torres, a Notary Public for the jurisdiction aforesaid, do certify that PATRICK D. CAVANAUGH, NOT INDIVIDUALLY, BUT SOLELY AS THE ASSIGNEE FOR THE BENEFIT OF CREDITORS OF AJC LIQUIDATING, INC. F/K/A ADJUSTABLE CLAMP COMPANY D/B/A PONY TOOLS, INC. AND D/B/A EASY WOOD TOOLS, named in the foregoing Release of Mortgage, personally appeared before me in my jurisdiction aforesaid and acknowledged the Release of Mortgage to be the act of said party, for the uses and purposes set forth therein.

Given under my hand and official seal on January 11, 2017.

Lorraine Torres
Notary Public

My Commission expires: 9/9/18



EXHIBIT-A

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LEGAL DESCRIPTION OF THE LAND

PARCEL 1:

THE WEST 68 FEET OF LOTS 16 AND 17 (EXCEPT THOSE PARTS OF SAID LOTS CONVEYED TO CITY OF CHICAGO BY DOCUMENT NO. 10604807) IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND LOTS 19, 20, AND 21 IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND NORTH OF AND ADJOINING LOTS 19 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EASTERLY 101 FEET OF LOTS 16 AND 17 AND THE WEST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 33 AND 34 AND THE EAST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOTS 16 AND 17 LYING WEST OF THE WEST LINE OF THE EAST 101 FEET OF SAID LOTS AND LYING EAST OF THE EAST LINE OF THE WEST 68 FEET IN

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WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 22 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 17-08-130-014-0000; 17-08-130-015-0000; 17-08-130-016-0000; 17-08-130-017-0000; 17-08-130-018-0000; 17-08-130-019-0000; 17-08-130-020-0000; 17-08-130-021-0000; 17-08-130-022-0000; 17-08-130-023-0000; 17-08-130-024-0000; 17-08-130-025-0000; 17-08-130-026-0000; 17-08-130-027-0000; 17-08-130-028-0000

Address:

454 N. Armour Street, Chicago Illinois a/k/a: 1522 W. Hubbard Street, Chicago, Illinois

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