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Doc# 1729601040 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 11:33 AM PG: 1 OF 4

4024

SC 17024346

FIDELITY NATIONAL TITLE

PARTIAL RELEASE OF MORTGAGE AND  
ASSIGNMENT OF LEASES, RENTS AND SECURITY DEPOSITS

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL  
BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR  
OF TITLES IN WHOSE OFFICE THE MORTGAGE DESCRIBED  
BELOW WAS FILED.**

KNOW ALL MEN BY THESE PRESENTS, that **GLEN WESTPHAL** ("Lender"), an individual resident of the County of Cook and the State of Illinois, for an in consideration of the partial payment of the indebtedness secured by:

1. that certain Construction Mortgage dated as of January 26, 2017 made by **CAP PROPERTIES, LLC**, and Illinois limited liability company in favor of Lender and recorded in the Recorder's office of Cook County, in the State of Illinois on February 24, 2017, as Document No. 1705517067;

and the cancellation of all the loan documents thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto **CAP PROPERTIES, LLC**, its successors and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by the above referenced documents, which relate to liens encumbering the premises therein described as follows, situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit A attached hereto and made a part hereof.)

together with all appurtenances and privileges thereunto belonging or appertaining.

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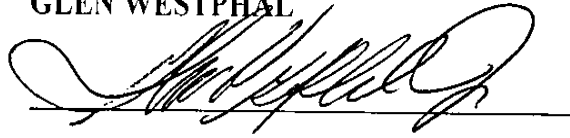
Permanent Real Estate Index Numbers:      Original PIN No.      14-32-209-031-0000

Current PIN No.:      (Not yet assigned)

Address of Real Estate:      956 W. Webster Ave, Unit 3  
Chicago, Illinois 60614

Witness his hand and seal, this 11 day of October, 2017.

**GLEN WESTPHAL**

A handwritten signature in black ink, appearing to read 'Glen Westphal', is written over a horizontal line.

Property of Cook County Clerk's Office

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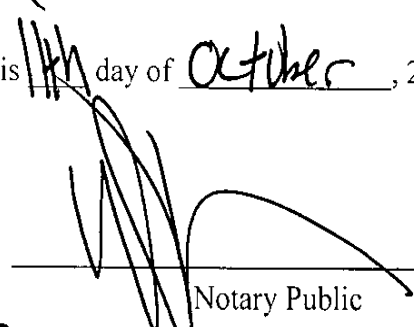
STATE OF ILLINOIS)

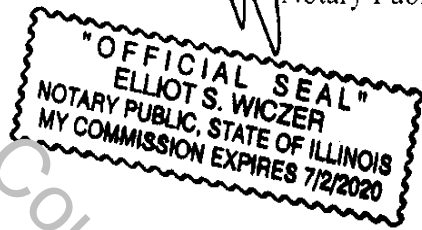
SS.

COUNTY OF Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Glen Westphal, personally known to me, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of October, 2017.

  
\_\_\_\_\_  
Notary Public



This document prepared by  
and should be returned to:

Elliot S. Wiczor  
Wiczor & Sheldon, LLC  
500 Skokie Boulevard  
Suite 325  
Northbrook, Illinois 60062

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## EXHIBIT "A" Legal Description

### Parcel 1:

Unit 3 in Webster Place, Inc. Condominium, as delineated on a survey of the following described real estate:

Lot 27 in Sub-Block 1 in the South 1/2 of Block 3 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibits "A and B" to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds on March 29, 2017 as document no 1708819001, together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time.

### Parcel 2:

The exclusive right to the use of Parking Space -, a limited common element and a Terrace as to Unit 2, a limited common element and a Balcony as to Unit 3, a limited common element, and a Roof as to Unit 3, a limited common element, as delineated on the survey attached as "Exhibit B" to the aforesaid declaration, as amended from time to time.