

# UNOFFICIAL COPY



Doc# 1734010035 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2017 12:59 PM PG: 1 OF 3

PREPARED BY AND AFTER  
RECORDING, RETURN TO:

Charlie Biggam, Chief Legal Counsel  
IFF  
333 S Wabash Ave, Suite 2800  
Chicago, Illinois 60604

FIRST AMERICAN TITLE  
FILE # 2891998

1df6 RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of 11-21-17 by IFF, an Illinois not-for-profit corporation (the "Mortgagee"), for the benefit of Breaking Ground, Inc. (the "Owner").

### RECITALS

A. The Owner is the owner of all of that certain real estate as more particularly described in Exhibit A attached hereto and made a part hereof commonly referred to as 1823 Highland Ave, Berwyn, Illinois ("Property").

B. The Property is encumbered by that certain Construction Mortgage, dated August 25, 2016 and recorded on September 6, 2016 among the land records of the Cook County Recorder of Deeds as Document Number 1625019008 securing that certain mortgage loan in the original principal amount of Two Hundred Forty Eight Thousand Four Hundred Dollars and 22/100 (\$248,400.22) (the "Loan") made to the Owner from the Mortgagee.

C. The Mortgagee has agreed to release the Mortgage.

NOW, THEREFORE, in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagee does hereby (a) fully release and terminate the Construction Mortgage; (b) fully release and discharge the Property from the effect and operation of the Mortgage and grant to the Owner all of the Mortgagee's right, title and interest in and to the Property, and (c) fully release the Owner and its successors and assigns from all obligations set forth in the Construction Mortgage.

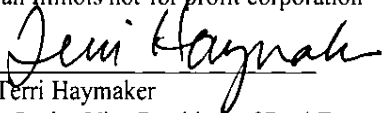
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**IN WITNESS WHEREOF**, the undersigned has caused this Release of Mortgage to be executed and made effective as of the date first above written.

IFF, an Illinois not-for-profit corporation

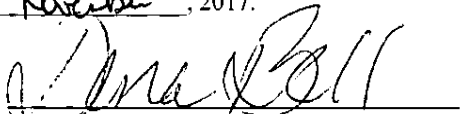
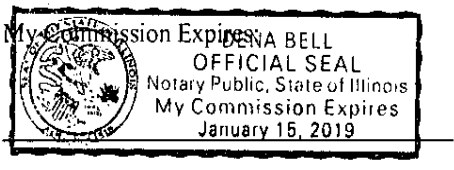


By: Terri Haymaker  
Title: Senior Vice President of Real Estate Services

COUNTY OF COOK )  
) ss.  
STATE OF ILLINOIS )

Before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared Terri Haymaker, Senior Vice President of Real Estate Services of IFF, an Illinois not-for-profit corporation, and being duly sworn, acknowledged the execution of the foregoing Release of Mortgage.

Witness my hand and notarial seal this 27<sup>th</sup> day of November, 2017.

  
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## LEGAL DESCRIPTION

Legal Description: LOT 24 AND THE SOUTH 1/2 OF LOT 25 IN BLOCK 2 IN WILLIAM A. BOND AND COMPANY'S DOUGLAS PARK "L" ADDITION BEING A SUBDIVISION OF LOT 5 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-20-310-008-0000 VOL. 4

Property Address: 1823 Highland Ave, Berwyn, Illinois 60402-2055

Property of Cook County Clerk's Office