### **UNOFFICIAL COPY**



Doc# 1812022035 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 02:22 PN PG: 1 OF 4

This instrument was prepared by and upon recording return to:

Applegate & Thorne-Thomsen, P.C. 440 S. LaSalle, Suite 1906 Chicago, IL 60605 Attention: Andrea Burke

# RELEASE OF MORTGAGE

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE COUNTY RECORDER IN WHOSE OFFICE THE BELOW DESCRIBED MORTGAGE WAS FILED.

THIS RELEASE OF MORTGAGE (this "Release") is made as of April 16, 2018, by the undersigned INSTITUTE FOR LATINO PROGRESS (D/B/A INSTITUTO DEL PROGRESO LATINO), an Illinois not-for-profit corporation ("Mortgagee").

KNOW ALL MEN BY THESE PRESENTS, THAT Mortgagee, for and in consideration of one dollar, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto Instituto Educational Advancement Partnership, LLC, an Illinois limited liability company ("Mortgagor"), whose mailing address is 2520 S. Western Avenue, Chicago, Illinois 60608, all the right, title, interest, claim or demand whatsoever that the undersigned may have acquired in and to the following mortgage creating a lien and encumbrance in and to the real property legally described in Exhibit A attached hereto, situated at 2520 S. Western Avenue, Chicago, Illinois 60608:

Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 13, 2011 and recorded April 26, 2011 as Document Number: 1111647026 made by Instituto Educational Advancement Partnership, LLC, an Illinois limited liability company to CDF Suballocatee XI, LLC, which was then subsequently assigned to Chase NMTC Instituto

CCRD REVIEW

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Investment Fund, LLC by certain Assignment of Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 13, 2018 and recorded with the Cook County Recorder of Deed on April 30, 2018 as Doc #1812822033, and subsequently assigned to Institute del Progreso Latino by certain Assignment of Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 13, 2018 and recorded with the Cook County Recorder of Deed on April 30, 2018 as Doc #1812022034

[SIGNATURE PAGE FOLLOWS]

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## **UNOFFICIAL COPY**

WITNESS the undersigned as of the date first written above.

INSTITUTE FOR LATINO PROGRESS (d/b/a INSTITUTO DEL PROGRESO LATINO), an Illinois not-for-profit

corporation

By:

Name: Karina Ayala-Bermejo

Title: President/CEO

State of Illinois

SS.

County of Cook

On this <u>09</u> day of <u>April</u>, 2018, before me, the undersigned officer, personally appeared Karina Ayala-Bermejo who acknowledged herself to be the President/CEO of Institute for Latino Progress (d/b/a Instituto del Progreso Latino), and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires:

CATHY CRUZ Official Seal Notary Public - State of Illinois My 11985ion Expires Sep 14, 2020

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#### **EXHIBIT A**

#### **Legal Description**

#### PARCEL 1:

LOTS 43 to 46, TOGETHER WITH NORTH HALF OF THE VACATED ALLEY LYNIG SOUTH OF AND ADJOINING SAID LOTS 43 TO 46, IN BLOCK 16 IN S.J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 6 TO 16 BOTH INCLUSIVE IN BLOCK 16 IN S.J. WALKER'S SUBDIVISION OF THE NORTHEAST % OF SECTION TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### Commonly Address:

IL IL COUNTY CONTECTOR 2515 S. Western Avenue, Chicago, IL 2518-34 S. Western Avenue, Chicago, IL 2501 S. Artesian, Chicago, IL

#### Permanent Index Numbers:

16-25-225-001-0000 16-25-225-002-0000

16-25-225-003-0000

16-25-225-004-0000

16-25-225-011-0000

16-25-225-012-0000

16-25-225-013-0000