

# 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 PM PG: 1 OF 4

This instrument was prepared by  
and upon recording, return to:

Applegate & Thorne Thomsen, P.C.  
440 S. LaSalle, Suite 1900  
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

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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 #1812022033, and subsequently assigned to Instituto 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]

Property of Cook County Clerk's Office



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 43 to 46, TOGETHER WITH NORTH HALF OF THE VACATED ALLEY LYING 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 1/4 OF SECTION TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### Commonly Address:

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