



1818712074

Doc# 1818712074 Fee \$42.00

PREPARED BY AND AFTER
RECORDING, RETURN TO:

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

KAREN A. YARBROUGH

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

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2018 12:32 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2905874

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of 3/15/18 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 1836 S 9th Ave, Maywood, Illinois ("Property").

B. The Property is encumbered by that certain Construction Mortgage, dated July 25, 2017 and recorded on August 11, 2017 among the land records of the Cook County Recorder of Deeds as Document Number 1722310001 securing that certain mortgage loan in the original principal amount of One Hundred Eighty One Thousand Two Hundred Thirty-Three Dollars and 58/100 (\$181,233.58) (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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UNOFFICIAL COPY

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

Terri Haymaker

By: Terri Haymaker

Title: Senior Vice President of Real Estate Solutions

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 15th day of MARCH, 2018.

John A. Kuhn

Notary Public

My Commission Expires:

10/17/18



PROPERTY OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: LOT 14 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION, HARRISON STREET AND 9TH AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1924 AS DOCUMENT NUMBER 8278599 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-15-407-029-0000 VOL 166

Property Address: 1836 South 9th Avenue, Maywood, Illinois 60153

Property of Cook County Clerk's Office