

# UNOFFICIAL COPY

**THIS DOCUMENT WAS PREPARED BY  
AND AFTER RECORDING, MAIL TO:**

Home Partners of America  
180 N. Stetson Avenue  
Suite 3650  
Chicago, IL 60601  
Attn: Sandi Bauer

Doc#: 1823519210 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2018 10:27 AM Pg: 1 of 5

This space is for **RECORDER'S USE ONLY**

**RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY  
AGREEMENT AND FIXTURE FILING**  
(Cook County, Illinois)

WHEREAS, a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 4, 2016 was made by HPA Borrower 2016-1 LLC, a Delaware limited liability company (the "Grantor"), to Citibank, N.A., a banking association chartered under the laws of the United States of America (the "Grantee"), and recorded on February 10, 2016, as Document Number 1604122059 in the office of the Recorder of Deeds of Cook County (the "Recording Office"), in the State of Illinois, encumbering, among other things, certain real property described therein (collectively, the "Property"), as the same may have been amended and as the same was assigned pursuant to that certain Assignment of Mortgage by and between Grantee and WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, as Trustee, in trust for the registered holders of Home Partners of America 2016-1 Trust Single-Family Rental Pass-Through Certificates (the "Mortgagee") dated February 4, 2016 and recorded on February 10, 2016, as Document Number 1604122060 in the office of the Recorder of Deeds of Cook County, in the State of Illinois, as the same may have been amended (the "Mortgage").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned Grantee does, for good and valuable consideration, hereby RELEASE all of its right, title and interest in and to the Property arising under or by virtue of the Mortgage, it being hereby acknowledged that the obligations secured by the Mortgage have been discharged and satisfied in full.

Release  
(Cook County, IL)

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EXECUTED TO BE EFFECTIVE AS OF this 6 day of March, 2018.

**GRANTEE:**

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/B/A CHRISTIANA TRUST, as Trustee, in trust for  
the registered holders of Home Partners of America  
2016-1 Trust Single-Family Rental Pass-Through  
Certificates

By: Midland Loan Services,  
a Division of PNC Bank, National Association,  
Its Master Servicer and Attorney-in-Fact

By: [Signature]  
Name: Darren Peters  
Title: Vice President

**ACKNOWLEDGMENT**

STATE OF KANSAS )  
  )  
COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me this 6 day of March, 2018, by Darren Peters, as Vice President of Midland Loan Services, a Division of PNC Bank, National Association, as Master Servicer and Attorney-in-Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, as Trustee, in trust for the registered holders of Home Partners of America 2016-1 Trust Single-Family Rental Pass-Through Certificates, on behalf of the trust. He/she is personally known to me or has produced n/a as identification.



[Signature]  
Notary Public, State of Kansas

Print Name: Steffan Ray McBee

Commission No.:                     

(NOTARY SEAL)

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## EXHIBIT A-1 THROUGH A-10

### Legal Descriptions

(Attached hereto)

**The land referred to herein is situated in the State of Illinois, County of COOK and described as follows**

#### EXHIBIT A-1

p21-0491      227 Whittier Court                      Schaumburg      60193      Cook County      IL

Lot 133 in Weathersfield Unit No. 2, being a Subdivision Of The Southwest 1/4 Of Section 20, Township 41 North, Range 10 East of The Third Principal Meridian according to the plat thereof recorded July 6, 1959 as Document Number 17587718, in Cook County, Illinois.

PIN: 07-20-316-013-0000

#### EXHIBIT A-2

p21-0484      16758 Haven Ave                      Orland Hills      60487      Cook County      IL

Lot 40 In Block 3 in Westhaven Homes Resubdivision, being a resubdivision of Westhaven Home Unit No. 1, and Westhaven Homes Unit 2, in the North Half of Section 27, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 27-27-105-040-0000

#### EXHIBIT A-3

p21-0485      352 Selbourne Rd                      Riverside      60546      Cook County      IL

That part of Lot 1253 in Block 31 in Third Division of Riverside, a subdivision in Sections 25 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, lying Northerly of a straight line extending from the middle point of the front or street line of said Lot, to a point in the rear line of said Lot, 26 feet Northwesterly of the Southwesterly corner of said Lot (except that part of said Lot 1253, lying Northerly of a straight line beginning at a point in the rear line thereof 6 feet Southeasterly of the Northwesterly corner of said Lot 1253 and extending to the Northeasterly corner thereof) in Cook County, Illinois.

PIN: 15-25-309-026-0000

#### EXHIBIT A-4

p21-0496      1705 Greenwood Avenue              Hanover Park      60133      Cook County      IL

Lot 39 In HANOVER GARDENS, a subdivision of Part of the Southeast Quarter of Section 25, Township 41 North, Range 9 East of the Third Principal Meridian, Hanover Township, Cook County, Illinois.

PIN: 06-25-409-009-0000

**UNOFFICIAL COPY****EXHIBIT A-5**

p21-0501      1120 Lombard                      Oak Park      60302 Cook County      IL

LOT 12 IN BLOCK 7 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OR THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-05-110-012-0000

**EXHIBIT A-6**

p21-0503      8894 N. Prospect Street              Niles              60714 Cook County      IL

Parcel 1: A Tract of Land described as follows: The West 19.50 feet of the East 78.90 feet of Lot 67 (as Measured along the South Line thereof the West line and the East line of said tract taken at Right Angles to the South Line of Said Lot 67) in Larpen Gardens being a subdivision of Part of the South 1/2 of the Southwest Quarter 1/4 of The Southeast 1/4 of Section 14, Township 41 North, Range 12, East of The Third Principal Meridian.

Parcel 2: A Tract of land described as follows: The North 10 feet of the South 30 feet of Lot 67 as Measured along the South Line thereof (Except the East 119 feet of Said Lot 67 as measured along the South line thereof) the East line of said tract taken at Right Angles to the South line of said Lot 67 and the North Line and South Line of said Tract taken at Right angles to the West line of said Lot 67 in Larpen Gardens being a subdivision of Part of the South 1/2 of the Southwest 1/4 of The Southeast 1/4 of Section 14, Township 41 North Range 12, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Easements as Set Forth in the Declaration of Easements and Exhibit "1" thereto attached dated November 10, 1960 and recorded November 10, 1960 as Document 18013654 made by Chicago Title and Trust Company, a Corporation of Illinois as Trustee under Trust Agreement dated December 4, 1959 and known as Trust Number 41736 and created by the Deed from the National Bank of Albany Park in Chicago as Trustee under Trust Number 11-2685 to Fred Dicker and Renee Dicker dated June 1, 1973 and recorded July 31, 1973 as Document 22419962. "A": For the benefit of Parcel 1 aforesaid for Ingress and Egress over, across and upon the South 4 Feet of Lot 67 as measured at Right angles to the South Line of said Lot 67 (Except therefrom that Part thereof falling in Parcel 1 in Larpen Gardens Subdivision aforesaid). "B": For benefit of Parcel 1 aforesaid for ingress and egress over and across the North 5 feet of Lot 67 as measured at right angles to the North Line of said Lot 67 (Excepting therefrom that part thereof falling in Parcel 1 in Larpen Gardens Subdivision aforesaid) in Cook County, Illinois.

PIN: 09-14-420-043-0000

**EXHIBIT A-7**

p21-0512      3137 W. 101st Street                      Evergreen Park 60805 Cook County      IL

Lot 156 in CLEM B. MULHOLLAND, INC., RIDGE MANOR SUBDIVISION in the West 1/2 of the Southwest 1/4 of Section 12, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 24-12-319-008-0000

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**EXHIBIT A-8**

p33-0003      1635 Park Ave      Hanover Park    60133    Cook County    IL

Lot 2 in Block 18 in Hanover Park Estates, a Subdivision of part of the East 1/2 of Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, in Hanover Township, Cook County, Illinois.

PIN: 06-36-218-002-0000

**EXHIBIT A-9**

p33-0007      17721 Lake Brook Drive      Orland Park    60467    Cook County    IL

**Parcel 1:**

That Part of Lot 8 in Brook Hills P.U.D Townhomes Phase One, being a Planned Unit Development in the Southeast 1/4 of Section 30, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning at the Southwest most corner of said Lot 8; Thence South 72 Degrees 42 Minutes 57 Seconds East along the Southerly line of said Lot 8 a distance of 37.91 feet; Thence North 17 Degrees 17 Minutes 03 Seconds East 71.50 Feet to a Northerly Line of said Lot 8; Thence North 72 Degrees 42 Minutes 57 Seconds West along said Northerly Line of Lot 8 a Distance of 37.91 Feet to the most Westerly line of Lot 8; Thence South 17 Degrees 17 Minutes 03 Seconds West along said most Westerly line of Lot 8 a distance of 71.50 Feet to the Point of Beginning all in Cook County, Illinois.

**Parcel 2:**

Easement for Ingress and Egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Brook Hills Townhomes Recorded October 18, 1989 as Document Number 89492484 and as created by Deed From Marquette National Bank As Trustee Under Trust No 7565 to Palos Bank and Trust Company, As Trustee Under Trust Agreement Dated December 15, 1989 and Known As Trust Number 1-2911 Recorded December 22, 1989 As Document Number 89611906.

**Parcel 3:**

Non-exclusive Easement for Ingress and Egress for the benefit of Parcel 1 for Vehicular Ingress and Egress over Lots A and B and over, upon and through Lot 8 except for that portion of said Lot on which the building is located, as set forth in the Plat of Subdivision recorded as Document Number 89492483 and created by the Deed referred to in Parcel 2 above.

PIN: 27-30-413-028-0000

**EXHIBIT A-10**

p33-0024      2193 Burr Oak Street      Hanover Park    60133    Cook County    IL

Lot 15 in Hanover Park Terrace, a subdivision of a part of Section 35 and Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded on June 3, 1963 as Document No. 18813033, and Certificate of Correction Recorded September 24, 1964 as Document 19254515, in Cook County, Illinois.

PIN: 06-36-313-015-0000