

UNOFFICIAL COPY

Doc#: 1834710022 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/13/2018 10:09 AM 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

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of December 5th, 2018 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 1510 Lombard Ave, Berwyn, Illinois ("Property").
- B. The Property is encumbered by that certain Construction Mortgage, dated January 5, 2018 and recorded on January 9, 2018 among the land records of the Cook County Recorder of Deeds as Document Number 1800913027 securing that certain mortgage loan in the original principal amount of Two Hundred Twenty-Four Thousand Nine Hundred Eighty Dollars and 58/100 (\$224,980.58) (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.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

FIRST AMERICAN TITLE
FILE # 2944652

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: LOT 5 IN BLOCK 8 IN W. F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-20-126-025-0000 (VOL. 004)

Property Address: 1510 Lombard Ave, Berwyn, Illinois 60402

Property of Cook County Clerk's Office