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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

17/15 RELEASE OF MORTGAGE (this "Release") is made, as of December _______, 2018 by IFF, an Illinois not-for-no fit 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 <u>Exhibit A</u> 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 premiser, 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

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IFF, an Illinois not-for profit corporation

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IN WITNESS WHEREOF, the undersigned has caused this Release of Mortgage to be executed and made effective as of the date first above written.

Title: Senior Vice President of Real Estate Services WILL **COUNTY OF** COOK) ss. STATE OF ILUNOIS 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 ______ day of December, 2018. My Commission Expires: GINA M ESKELI Official Saal Notary Public - State of Illinois My Commission Expires un 8, 2020 This Office

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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 Clark's Office