

# UNOFFICIAL COPY

Doc#: 1910013046 Fee: \$74.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/10/2019 09:49 AM Pg: 1 of 3

## PARTIAL RELEASE OF MORTGAGE

**FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.**

KNOW ALL MEN BY THESE PRESENTS, That REAL PROPERTY HOLDING - WESTERN SPRINGS IL, LLC, a Delaware limited liability company ("RPH1"), and REAL PROPERTY HOLDING - WESTERN SPRINGS IL, PHASE 2, LLC, a Delaware limited liability company ("RPH2"; RPH1 and RPH2 are sometimes referred to collectively as "Lender"), both having an address c/o Medley Capital, 250 Park Avenue, Floor 6 East, New York, NY 10017, for and in consideration of the payment of the sum of \$85,427.00 per Lot for the Lot(s) described on Exhibit A attached hereto, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto TIMBER TRAILS DEVELOPMENT COMPANY, LLC, an Illinois limited liability company ("Borrower"), all the right, title, interest, claim or demand whatsoever they may have acquired in, through or by that certain MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated August 30, 2017 and recorded in Cook County on January 22, 2018 as Document No. 1802201100 and FIRST AMENDMENT thereto recorded in Cook County on May 31, 2018 as Document No. 1815106176, each made by Borrower to Lender to secure an indebtedness in the amount of \$11,276,334.00, to that portion of the premises therein described and only the portion of the premises, situated in the County of Cook, State of Illinois and described below.

ABOVE SPACE FOR RECORDER'S USE ONLY

Property Hereby Released: See Exhibit A  
Permanent Real Estate Index Numbers: See Exhibit A

FIRST AMERICAN TITLE  
FILE # 29585310

**PROVIDED HOWEVER**, that this Partial Release shall not be construed to release, waive or in any manner affect or invalidate the lien of said Mortgage with respect to the remaining real estate described in said Mortgage. To the extent not previously released, the lien of said Mortgage shall remain in full force and effect as to the remainder of said real estate.

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**IN WITNESS WHEREOF**, this Partial Release is executed and delivered by Lender this 30<sup>th</sup> day of August, 2017.

REAL PROPERTY HOLDING – WESTERN SPRINGS IL,  
 LLC, a Delaware limited liability company

and

REAL PROPERTY HOLDING – WESTERN SPRINGS IL  
 PHASE 2, LLC, a Delaware limited liability company

By: TIMBER TRAILS LLC, a Delaware limited liability  
 company, each of said company’s sole Member

By: MOF II HOLDINGS LLC, a Delaware limited liability  
 company, its sole Member and sole Manager

By: [Signature]  
 Name: RICHARD T. ALBERT  
 Its: CEO

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS )  
                               )SS.  
 COUNTY OF COOK )

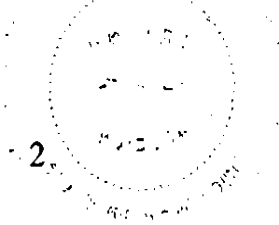
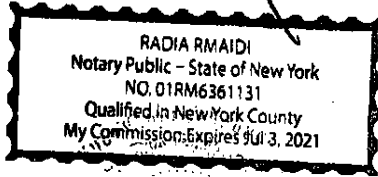
I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Albert, personally known or identified to me to be an authorized signatory of MOF II HOLDINGS LLC, sole Member of TIMBER TRAILS LLC, sole member of REAL PROPERTY HOLDING – WESTERN SPRINGS IL, LLC, a Delaware limited liability company, and REAL PROPERTY HOLDING – WESTERN SPRINGS IL PHASE 2, LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that as such authorized signatory he signed and delivered the said instrument pursuant to authority given by said limited liability companies, as his free and voluntary act, and as the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30<sup>th</sup> day of August, 2017.

[Signature]  
 Notary Public

THIS INSTRUMENT WAS PREPARED BY  
 AND SHOULD BE MAILED TO:

Scott D. Gudmundson, Esq.  
 Gudmundson Law, P.C.  
 250 Parkway Drive, Suite 150  
 Lincolnshire, Illinois 60069



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## EXHIBIT A

LOT 196 IN TIMBER TRIALS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF  
OUTLOT N, IN TIMBER TRIALS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF  
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2007 AS  
DOCUMENT NO. 0705315075, IN COOK COUNTY, ILLINOIS.

196      113 Hickory Drive      Western Springs, IL      60558      18-18-418-005-0000

Property of Cook County Clerk's Office