

UNOFFICIAL COPY

RELEASE OF MORTGAGE

Doc#: 1916455104 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 06/13/2019 11:32 AM Pg: 1 of 3

19-60648
AFTER RECORDING
RETURN TO:
John F. Argoudelis
15124 South Route 59
Plainfield, IL 60544
(815)436-0410

PERMANENT PARCEL NUMBER:
16-01-413-025-0000

**NORTH AMERICAN
TITLE COMPANY**

RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

THIS RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS (this "Release") is made and entered into as of this 30th day of May, 2019, by IBT Special Asset Fund I LLC ("IBT").

WHEREAS, Monserrate Hernandez, beneficiary of Chicago Title Land Trust Company, successor to American National Bank and Trust Company, as trustee under trust agreement number 116237-09, dated Nov. 3, 1992, ("Mortgagor"), executed and delivered to AmeriMark Bank a mortgage dated March 15, 2008 and recorded March 24, 2008 as Document No. 0808447012 to secure an indebtedness in the amount of \$250,000.00 ("Mortgage") and Mortgagor further executed and delivered to AmeriMark Bank an Assignment of Rents recorded March 24, 2008 as Document No. 0808447013 (the "ALR"); each with respect to certain real estate located at 2646 West Augusta Blvd., Chicago, IL 60622, as more particularly described on Exhibit A attached hereto (the "Released Premises");

WHEREAS, the Mortgage and ALR were assigned to IBT pursuant to that certain Assignment of Recorded Loan Documents from Inland Bank and Trust to IBT Special Asset Fund I LLC recorded April 1, 2015 as Document Number 1509119148, and modified by that certain Omnibus Modification dated as of December 27, 2010 and recorded in Cook County Recorder's Office on January 25, 2011, as document no. 1102503067, that certain Modification to Loan Documents recorded January 25, 2011 as Document No. 1102503068 and that certain Modification to Loan Documents recorded January 25, 2011 as Document No. 1102503069.

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WHEREAS, IBT has agreed to release the Released Premises from the lien of the Mortgage and the ALR.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that IBT does, for good and valuable consideration hereby RELEASE all of its right, title and interest in and to the Released Premises arising under or by virtue of the Mortgage or the ALR.

IN WITNESS WHEREOF, IBT has executed this Release as of the day and year first above written.

IBT SPECIAL ASSET FUND I LLC
BY: Belvedere Financial LLC, Manager:

By: 

Name: William P. Tsourapas

Its: Manager


STATE OF ILLINOS)
)SS.

COUNTY OF _COOK)

I, the undersigned, a Notary Public for said County and state, do hereby certify that William P. Tsourapas, known to me to be the Manager of Belvedere Financial LLC, the Manager of IBT Special Asset Fund I LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument pursuant to authority given him/her as the free and voluntary act and deed of IBT Special Asset Fund I LLC, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 6th day of June, 2019.




Notary Public

My commission expires 03/06/2021

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EXHIBIT A

RELEASED PREMISES

Lot 27 in Block 3 in Waitriss' Subdivision of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13 (except the East 115 feet thereof) East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office