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Doc# 1923255049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2019 10:17 AM PG: 1 OF 3

When Recorded Return To:  
Whitacre & Stefanczuk LTD  
6841 W Belmont Ave.  
Chicago, IL 60634

Prepared By:  
Whitacre & Stefanczuk LTD  
6841 W Belmont Ave.  
Chicago, IL 60634

**PARTIAL SATISFACTION & RELEASE OF MORTGAGE**

PIN #: 06-18-304-049-0000

WHEREAS, **NORTH SHORE HOLDINGS LTD**, an Illinois limited liability corporation ("Mortgagor"), have previously granted a mortgage in favor of **FTK 5 LLC**, an Illinois limited liability company ("Mortgagee") as security for certain obligations of the Mortgagor to the Mortgagee, said mortgage being evidenced by a Mortgage bearing the date of July 1, 2013, recorded in the Recorder's Office of COOK county, in the State of Illinois as Document Number 1325516024 ("Mortgage").

WHEREAS, the Mortgagee desires to release a portion of the Mortgaged Property (as described in the Mortgage) from the lien of the Mortgage.

NOW THEREFORE, FOR VALUE RECEIVED, the Mortgagee does hereby release and discharge from the Mortgage and the lien created thereby, the land described on Exhibit "A" attached hereto together with (i) the Improvements thereon, and (ii) appurtenances belonging thereto (The Released Property"); provided that the lien of the Mortgage shall continue without abatement or interruption with respect to all Mortgaged Property described in said Mortgage except the Released Property.


**SEE ATTACHED EXHIBIT A**

Property commonly known as: 845 PARK BLUFF CIRCLE, ELGIN, IL 60123

This is only a partial release of the Mortgage described above and does not affect, release or terminate in any manner the Mortgage, the lien created and evidenced thereby or the Mortgagee's rights and remedies thereunder. The Mortgage shall continue to secure to the Mortgagee a lien in and to any and all reserved interests in the Mortgaged Property and interest of the Mortgagor described in the Mortgage or otherwise owned by the Mortgagor in the Mortgaged Property (whether now owned or hereafter acquired), except for the Released Property. With respect to such remaining Mortgaged Property, the Mortgagee shall remain in full force and effect and continue to be binding upon the Mortgagor and the Mortgaged Property described therein.

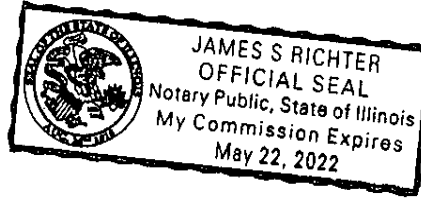
Dated on 8/19, 2019 (MM/DD/YYYY)  
**FTK 5 LLC**

By:

  
**Dora Synder, sole Manager of FTK 5, LLC**

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STATE OF ILLINOIS            )  
  )  
COUNTY OF Cook                    )



I, James Richter A NOTARY PUBLIC IN AND FOR THE SAID County, in the state aforesaid, DO HEREBY CERTIFY that Dora Snyder, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of August, 20 19.

Commission expires May 22, 20 22 [Signature]  
NOTARY PUBLIC

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

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 10 IN PARK BLUFF, BEING A RESUBDIVISION OF OUTLOT A IN LORDS PARK TERRACE, BEING A SUBDIVISION OF PART OF LOT 16 OF THE COUNTY CLERK'S DIVISION IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART OF LOT 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10: THENCE NORTH 70 DEGREES 13 MINUTES 47 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 10 A DISTANCE OF 32.43 FEET; THENCE SOUTH 20 DEGREES 03 MINUTES 07 SECONDS EAST 75.00 FEET TO THE SOUTHERLY LINE OF LOT 10; THENCE SOUTH 70 DEGREES 13 MINUTES 47 SECONDS WEST ALONG THE SAID SOUTHERLY LINE A DISTANCE OF 32.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 19 DEGREES 46 MINUTES 13 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 10 A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF ELGIN, HANOVER PARK TOWNSHIP, COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE LOT 17 IN PARK BLUFF, BEING A RESUBDIVISION OF OUTLOT A IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF LOT 16 OF COUNTY CLERK'S DIVISION IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 845 PARK BLUFF CIRCLE, ELGIN IL 60123

Property Index No. 06-18-304-049-0000