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Prepared By and Return To:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201



Doc# 1935417105 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2019 02:17 PM PG: 1 OF 4

Parcel ID Nos:
11-31-100-001-0000
11-31-100-002-0000
11-31-100-003-0000
11-31-100-004-0000
11-31-100-005-0000
11-31-100-006-0000
11-31-100-007-0000
11-31-100-015-0000
11-31-100-016-0000
11-31-100-017-0000

7131 N Western Ave, Chicago IL 60645

RELEASE OF DEED OF TRUST

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, WELLS FARGO CAPITAL FINANCE, LLC, a Delaware limited liability company, formerly known as WELLS FARGO FOOTHILL, LLC, in its capacity as administrative agent for the Lender Group, under that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement executed by American Blue Ribbon Holdings, LLC, a Delaware limited liability company, as Mortgagor, to Wells Fargo Capital Finance, LLC, as Administrative Agent, dated as of March 27, 2009, and recorded on April 1, 2009, as Document No. 0909145187, in the Recorder's Office of Cook County, Illinois, as modified by that certain Modification of Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated as of August 31, 2011, and recorded on September 14, 2011 as Document No. 1125710056 (the "Mortgage"), does hereby release, without any warranty, all of the liens that may have acquired through said Mortgage in and to the real property described in said Mortgage, reference being hereby specifically made to said Mortgage and the record thereof for a particular description of said real property, and to this end quitclaims and conveys unto Mortgagor and Mortgagor's successors and assigns all right, title and interest that may have acquired through the Mortgage in the real property described in said Mortgage.

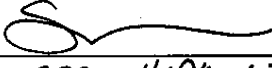
FIDELITY NATIONAL TITLE FOHI1900656LD
6 of 6

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IN WITNESS WHEREOF, said Beneficiary has caused this Release to be executed as of December 6, 2019.

WELLS FARGO CAPITAL FINANCE, LLC

By: 
Name: SPRAY HOPKINS
Title: Daily National Secretary

Property of Cook County Clerk's Office

UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

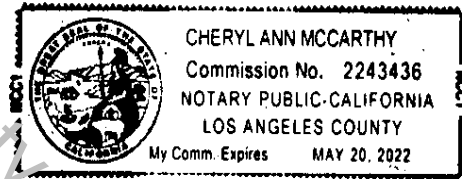
County of Los Angeles }

On December 6, 2019 before me, Cheryl Ann McCarthy
(Here insert name and title of the officer)

personally appeared Stacy Hopkins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Cheryl Ann McCarthy
Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lots 141 to 150 both inclusive in the Resubdivision of Lot 95 in McGuire and Orr's Ridge Boulevard Addition to Rogers Park in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian (except that part of said Lot taken for widening of Western Avenue) in Cook County, Illinois.

Parcel 2:

All that part of the vacated North-South 16 foot public alley lying West of the West line of Lot 143; lying East of the East line of Lots 144 to 150, both inclusive; lying South of a line drawn from the Northwest corner of said Lot 143 to the Northeast corner of said Lot 144; and lying North of the South line of said Lot 150 produced East to the West line of said Lot 143, all in subdivision of Lot 95 in McGuire and Orr's Ridge Boulevard Addition to Rogers Park in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian; said part of public alley further described as the North 179 feet, more or less, of the North-South 16 foot public alley in the block bounded by West Touhy Avenue, West Estes Avenue, North Western Avenue and North Oakley Avenue.

Commonly known as: 7131 N. Western Avenue, Chicago, Illinois 60645

Parcel No.: 11-31-100-016-0000, 11-31-100-001-0000, 11-31-100-002-0000, 11-31-100-003-0000, 11-31-100-004-0000, 11-31-100-005-0000, 11-31-100-006-0000, 11-31-100-007-0000, 11-31-100-015-0000, 11-31-100-017-0000