

# UNOFFICIAL COPY

Doc#: 2000955110 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/09/2020 12:25 PM Pg: 1 of 4

PREPARED BY AND RETURN TO:

Christine K. McSherry

Beltway Capital Management, LLC

Executive Plaza II

11350 McCormick Road, Suite 902

Hunt Valley, MD 21031

## RELEASE OF NOTE, MORTGAGE, AND ASSIGNMENT OF RENTS

The undersigned, as an authorized agent on behalf of McCormick 105, LLC ("Releasor"), and as record holder of the Mortgage and Assignment of Rents on the real estate referenced below, hereby releases its Mortgage and Assignment of Rents as against the real property legally described in Exhibit A, attached hereto, and states:

This certifies that the following instruments are HEREBY RELEASED.

- 1.) Mortgage (the "Mortgage") dated June 24, 2004, made by Shore Ridge Investments LLC, an Illinois limited liability company ("Mortgagor"), in favor of ShoreBank and recorded in the Office of the Cook County Recorder of Deeds on August 13, 2004, as Document No. 0422611222, conveying an interest in the following described premises (the "Property"):

THE NORTH 28.5 FEET OF LOT 36 AND THE SOUTH 20.5 FEET OF LOT 37 IN MURRAY WOLBACH'S ADDITION TO SOUTH SHORE IN THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 28, 1916 AS DOCUMENTS 5938751 IN COOK COUNTY, ILLINOIS.

Parcel I.D.: 20-25-102-019-0000

Address: 7138-40 South Ridgeland Avenue, Chicago, IL 60649

- 2.) Assignment of Rents dated June 24, 2004, made by Mortgagor in favor of ShoreBank and recorded in the Office of the Cook County Recorder of Deeds on August 13, 2004, as Document No. 0422611224, conveying an interest in the Property.
- 3.) Promissory Note (the "Note") dated June 24, 2004, in the original principal amount of Two Hundred Ninety Two Thousand Five Hundred Dollars (\$292,500.00), and as amended from time to time, executed and delivered by Mortgagor to ShoreBank, which Note, and all right, title and interest of ShoreBank hereunder, have been assigned and delivered to McCormick 105, LLC.
- 4.) Said Mortgage, Note and Assignment of Rents were subsequently assigned to McCormick 105, LLC by three assignments:
  - a. An Assignment of Note, Mortgage, and Assignment of Rents, executed by Federal Deposit Insurance Corporation, receiver for ShoreBank ("FDIC"), by and through its attorney-in-fact ("Assignor") to Providence Bank & Trust, successor-by-merger to Urban

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Partnership Bank, dated September 9, 2019, and recorded in the Cook County Recorder of Deeds at Document #1929142038 on October 18, 2019.

- b. An Assignment of Mortgage, executed by Providence Bank & Trust, as successor-by-merger to Urban Partnership Bank, to McCormick 105, LLC, a Maryland Limited Liability Company, dated September 9, 2019, and recorded in the Cook County Recorder of Deeds at Document # 1931112036 on November 7, 2019.
- c. An Assignment of Assignment of Rents, executed by Providence Bank & Trust, as successor-by-merger to Urban Partnership Bank, to McCormick 105, LLC, a Maryland Limited Liability Company, dated September 9, 2019, and recorded in the Cook County Recorder of Deeds at Document # 1931112034 on November 7, 2019.

5.) The property described above and in Exhibit A attached hereto, is HEREBY RELEASED from the above described Mortgages and Assignments of Rents.

Witness our hands, this 2nd day of January 2020.

by:

Christine K. McSherry

Authorized Agent of McCormick 105, LLC

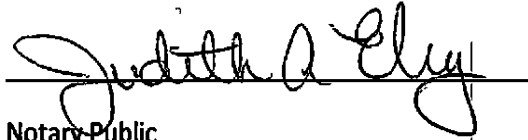
Property of Cook County Clerk's Office

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### Acknowledgement

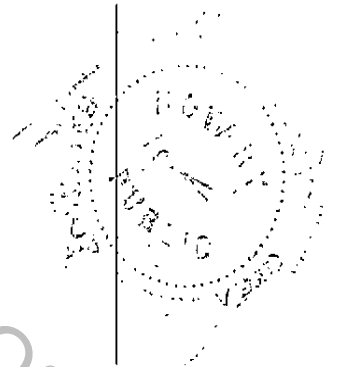
I, THE UNDERSIGNED, a Notary Public in and for BALTIMORE County, in MARYLAND State, DO HEREBY CERTIFY that CHRISTINE K. MCSTERRY is personally know to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and severally acknowledged that she signed and delivered the said instrument, pursuant to authority given by the members of said Limited Liability Company, as his own free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the uses and purposes there set forth.

Given under my hand and official seal this 2ND day of January 2020.



Notary Public

My commission expires:



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## EXHIBIT A

THE NORTH 28.5 FEET OF LOT 36 AND THE SOUTH 24.5 FEET OF LOT 37 IN MURRAY WOLBACH'S ADDITION TO SOUTH SHORE IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 28, 1916 AS DOCUMENTS 5938751 IN COOK COUNTY, ILLINOIS.

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