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THIS INSTRUMENT WAS PREPARED BY:

Krusha Patel, Esq.
549 W. Randolph Street, Floor 2
Chicago, Illinois 60661

AFTER RECORDING RETURN TO:

Pangea Mortgage Capital, LLC
549 W. Randolph Street, Floor 2
Chicago, Illinois 60661
Attn: Krusha Patel, Esq.

Permanent Tax Index Number(s):
25-31-103-078-0000

Property Address(es):
12800 South Western Avenue
Blue Island, IL 60406



Doc# 2002413110 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2020 04:09 PM PG: 1 OF 3

This space reserved for Recorders use only.

RELEASE OF CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS

PANGEA MORTGAGE CAPITAL, LLC, an Illinois limited liability company (the "Releasor"), does hereby certify that it holds the following documents encumbering the property described on Exhibit A attached hereto, and that same are hereby fully released and discharged as of January 8, 2020:

1. Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated January 31, 2019 and recorded February 11, 2019 as Document No. 1904216065 with the Cook County Recorder of Deeds (the "Recorder") made by 12757 S. Western Avenue, LLC, an Illinois limited liability company (the "Borrower") to Releasor, to secure a note in the amount of \$2,550,000.00 (the "Mortgage");

2. Assignment of Leases and Rents dated January 31, 2019 and recorded with the Recorder on February 11, 2019 as Document No. 1904216066 made by Borrower for the benefit of Releasor pursuant to the Mortgage; and

3. UCC Financing Statement dated January 31, 2019 and recorded with the Recorder on February 11, 2019 as Document No. 1904216071 made by Borrower for the benefit of Releasor pursuant to the Mortgage.

(1-3 are collectively, the "Mortgage")

[Signature Page to Follow]

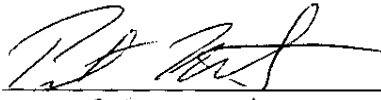
S Y
P 3
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M X
SC
E X
INT AB

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IN WITNESS WHEREOF, Releasor hereby fully releases and discharges the Mortgage as of the day and year first above written.

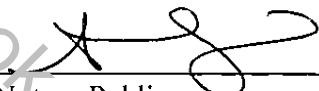
Signed, sealed and delivered as of the date first above written.

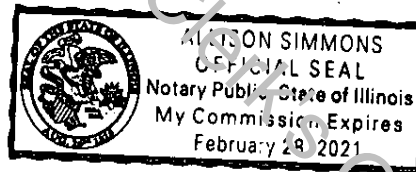
PANGEA MORTGAGE CAPITAL, LLC
an Illinois limited liability company

By: 
Name: Peter Marley
Its: Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 8th day of January 2020, by Peter Marley as authorized signatory of Releasor. He is personally known to me or has produced a driver's license as identification.


Notary Public
Print Name: Allison Simmons
Serial No. (if any): _____



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 5 AND 6 IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 4 IN WATTLE'S ADDITION TO BLUE ISLAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF THE SOUTH 16 FEET OF SAID LOT 6 LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 3 IN THE RESUBDIVISION OF LOT 9 IN BLOCK 4 IN THE FORESAID WATTLE'S ADDITION TO BLUE ISLAND, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. No.: 25 31-103-038-0000

COMMONLY KNOWN AS: 12800 South Western Avenue, Blue Island, Illinois 60406

Property of Cook County Clerk's Office