

# UNOFFICIAL COPY

## PARTIAL RELEASE OF MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, That REAL PROPERTY HOLDING - WESTERN SPRINGS IL, LLC, a Delaware limited liability company ("RPH1"), and REAL PROPERTY HOLDING - WESTERN SPRINGS IL, PHASE 2, LLC, a Delaware limited liability company ("RPH2"; RPH1 and RPH2 are sometimes referred to collectively as "Lender"), both having an address c/o Medley Capital, 280 Park Avenue, Floor 6 East, New York, NY 10017, for and in consideration of the payment of the sum of \$85,427.00 per Lot for the Lot(s) described on **Exhibit A** attached hereto, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto TIMBER TRAILS DEVELOPMENT COMPANY, LLC, an Illinois limited liability company ("Borrower"), all the right, title, interest, claim or demand whatsoever they may have acquired in, through or by a certain MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated August 30, 2017 and recorded in Cook County: (i) on January 22, 2018 as Document No. 1802201091 and FIRST AMENDMENT thereto recorded in Cook County on May 31, 2018 as Document No. 1815106168 (Lots 81 & 82), and (ii) on January 22, 2018 as Document No. 1802201092 and FIRST AMENDMENT thereto recorded in Cook County on May 31, 2018 as Document No. 1815106169 (Lots 83 – 89), each made by Borrower to Lender to secure an indebtedness in the amount of \$11,276,334.00, to that portion of the premises therein described (and only the portion of the premises), situated in the County of Cook, State of Illinois and described below:

Property Hereby Released: See **Exhibit A**

Permanent Real Estate Index Numbers: See **Exhibit A**

**PROVIDED HOWEVER**, that this Partial Release shall not be construed to release, waive or in any manner affect or invalidate the lien of said Mortgage with respect to the remaining real estate described in said Mortgage. To the extent not previously released, the lien of said Mortgage shall remain in full force and effect as to the remainder of said real estate.



Doc# 2005055194 Fee \$55.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2020 03:32 PM PG: 1 OF 3

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Partial Release is executed and delivered by Lender this 21<sup>st</sup> day of May, 2018.

**REAL PROPERTY HOLDING – WESTERN SPRINGS IL, LLC**, a Delaware limited liability company (RPH1)

By: **TIMBER TRAILS LLC**, a Delaware limited liability company, its sole Member

By: **MOF II HOLDINGS LLC**, a Delaware limited liability company, its sole Member and sole Manager

By: [Signature]  
Name: Richard T. Allorto  
Its: Chief Financial Officer

Date of Execution: May 21<sup>st</sup>, 2018

I, Michele B. Fish, a Notary Public in and for COOK County, in the state of IL, DO HEREBY CERTIFY that Richard Allorto as CEO of MOF II HOLDINGS LLC, a Delaware limited liability company, 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 has signed and delivered the said First Amendment to Mortgage, Security Agreement, Assignment of Rents and Fixture Filing on behalf of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of May, 2018.

Michele B. Fish  
Notary Public My commission expires: Oct 6, 2018

**REAL PROPERTY HOLDING – WESTERN SPRINGS IL, PHASE 2, LLC**, a Delaware limited liability company (RPH2)

By: **TIMBER TRAILS LLC**, a Delaware limited liability company, its sole Member

By: **MOF II HOLDINGS LLC**, a Delaware limited liability company, its sole Member and sole Manager

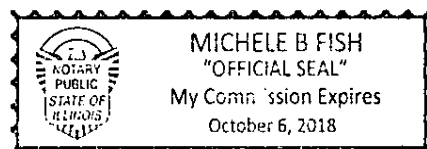
By: [Signature]  
Name: Richard T. Allorto  
Its: Chief Financial Officer

Date of Execution: May 21<sup>st</sup>, 2018

I, Michele B. Fish, a Notary Public in and for COOK County, in the state of IL, DO HEREBY CERTIFY that Richard Allorto as CEO of MOF II HOLDINGS LLC, a Delaware limited liability company, 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 as officer of said limited liability company, he has signed and delivered the said First Amendment to Mortgage, Security Agreement, Assignment of Rents and Fixture Filing on behalf of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of May, 2018.

Michele B. Fish  
Notary Public My commission expires: Oct 6, 2018



**UNOFFICIAL COPY****EXHIBIT A**

LOTS 81-89 IN TIMBER TRIALS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N, IN TIMBER TRIALS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2007 AS DOCUMENT NO. 0705315075, IN COOK COUNTY, ILLINOIS.

<u>Lot No.</u>	<u>TT Unit</u>	<u>Type</u>	<u>Address</u>	<u>PIN</u>
81	2		1108 Spruce Drive	18-18-410-013
82	2		1110 Spruce Drive	18-18-410-014
83	2		1112 Spruce Drive	18-18-410-015
84	2		1114 Spruce Drive	18-18-410-016
85	2		1116 Spruce Drive	18-18-410-017
86	2		1118 Spruce Drive	18-18-410-018
87	2		5913 Flagg Creek Lane	18-18-410-019
88	2		5911 Flagg Creek Lane	18-18-410-020
89	2		5909 Flagg Creek Lane	18-18-410-021

Prepared by and Return to

Scott Gudmundson

Gudmundson Law, P.C.

250 Parkway Drive, Suite 150

Lincolnshire, IL 60069