

# UNOFFICIAL COPY

Doc#: 2005247139 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/21/2020 09:52 AM Pg: 1 of 3

**PREPARED BY AND AFTER  
RECORDING, RETURN TO:**

**Charlie Biggam, Chief Legal Counsel  
IFF  
333 S Wabash Ave, Suite 2800  
Chicago, Illinois 60604**

**FIRST AMERICAN TITLE  
ORDER# 3009119**

## RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (this "Release") is made, as of \_\_\_\_\_ by IFF, an Illinois not-for-profit corporation (the "Mortgagee"), for the benefit of Breaking Ground, Inc. (the "Owner").

## RECITALS

A. The Owner is the owner of all of that certain real estate as more particularly described in Exhibit A attached hereto and made a part hereof commonly referred to as 3708 Wenonah Ave, Berwyn, Illinois ("Property").

B. The Property is encumbered by that certain Construction Mortgage, dated February 22, 2019 and recorded on February 28, 2019 among the land records of the Cook County Recorder of Deeds as Document Number 1905913017 securing that certain mortgage loan in the original principal amount of Two Hundred Forty Thousand Three Hundred Eighty-Five Dollars and 38/100 (\$240,385.64) (the "Loan") made to the Owner from the Mortgagee.

C. The Mortgagee has agreed to release the Mortgage.

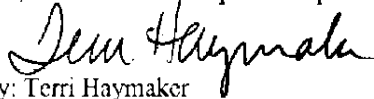
NOW, THEREFORE, in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagee does hereby (a) fully release and terminate the Construction Mortgage; (b) fully release and discharge the Property from the effect and operation of the Mortgage and grant to the Owner all of the Mortgagee's right, title and interest in and to the Property, and (c) fully release the Owner and its successors and assigns from all obligations set forth in the Construction Mortgage.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

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IN WITNESS WHEREOF, the undersigned has caused this Release of Mortgage to be executed and made effective as of the date first above written.

IFF, an Illinois not-for profit corporation



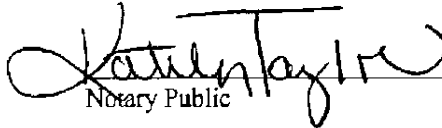
By: Terri Haymaker

Title: Senior Vice President of Real Estate Solutions

COUNTY OF COOK )  
 ) ss.  
STATE OF ILLINOIS )

Before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared Terri Haymaker, Senior Vice President of Real Estate Services of IFF, an Illinois not-for-profit corporation, and being duly sworn, acknowledged the execution of the foregoing Release of Mortgage.

Witness my hand and notarial seal this 3rd day of February, 2020.

  
Notary Public

My Commission Expires:



PROPERTY OF COOK COUNTY CLERK'S OFFICE

EXHIBIT A

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Legal Description: THE NORTH 40 FEET OF LOT 14 IN BLOCK 45 IN THE SUBDIVISION OF BLOCKS 45, 47, 48, 49, 50, 51, AND 52 IN CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-31-318-013-0000 (Vol. 007)

Property Address: 3708 Wenonah Ave, Berwyn, Illinois 60402

Property of Cook County Clerk's Office