

# UNOFFICIAL COPY

Doc#: 2017003110 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/18/2020 11:10 AM Pg: 1 of 4

**FIRST AMERICAN TITLE**  
**FILE #** 3029758

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Cover Sheet

Attached by

First American Title Insurance Company

For the purpose of affixing Recording information

For this

Release of Mortgage

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This Instrument Prepared by, **FIRST AMERICAN TITLE**  
 and After Recording Return to **FILE # 3025758**

Adam J. Findlay  
 O'Donnell, Callaghan & Haddad, LLC  
 28045 N. Ashley Circle, Suite 101  
 Libertyville, IL 60048

**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 that certain MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated August 30, 2017 and made by Borrower to Lender to secure an indebtedness in the amount of \$11,276,334.00, and recorded in Cook County on January 22, 2018 as (i) Document No. 1802201100, and amended by that certain FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated May 21, 2018, and recorded in Cook County on May 31, 2018, as Document No. 1815106176 (Lot 185), (ii) Document No. 1802201101, as amended by that certain FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated May 21, 2018, and recorded in Cook County on May 31, 2018, as Document No. 1815106168 (Lot 203), and (iii) Document No. 1802201102, as amended by that certain FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING dated May 21, 2018, and recorded in Cook County on May 31, 2018, as Document No. 1815106171 (Lots 228 and 231), each 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:

ABOVE SPACE FOR RECORDER'S USE ONLY

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.

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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

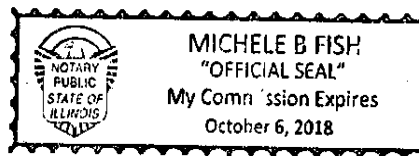
Date of Execution: May 21<sup>st</sup>, 2018

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



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## EXHIBIT A

LOTS 185, 203, 228 AND 231 IN TIMBER TRIALS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N, IN TIMBER TRAILS 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>
185	2		1135 Hickory Drive, Western Springs, IL 60558	18-18-407-022
203	2		1100 Hickory Drive, Western Springs, IL 60558	18-18-416-001
228	2		6101 Burr Oak Drive, Western Springs, IL 60558	18-18-415-006
231	2		1114 Spruce Drive, Western Springs, IL 60558	18-18-415-009