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2101328030

Doc# 2101328030 Fee \$82.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2021 10:21 AM PG: 1 OF 3

This document was prepared by:
Catherine Rodgers
Mail to:
Catherine Rodgers
Cadence Bank N.A.
P. O. BOX 43467
Birmingham, AL 35243-0467

**State of Illinois
County of Cook**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **CADENCE BANK, N.A.**, acknowledges full payment of the indebtedness secured by that certain mortgage executed by SFG Ashland, LLC, a Delaware limited liability company to **CADENCE BANK, N.A.** on November 26, 2019 which said mortgage was recorded **November 27, 2019** in the office of the Judge of Probate of **Cook** County in **Doc #1933140022, Assignment of Leases, Rents and Profits dated November 26, 2019 and recorded on November 27, 2019 in Doc #1933140023** and the undersigned does hereby release and satisfy said mortgage.

In witness whereof, the undersigned has caused these presents to be executed this 20th day of **October 2020**

CADENCE BANK, N.A.

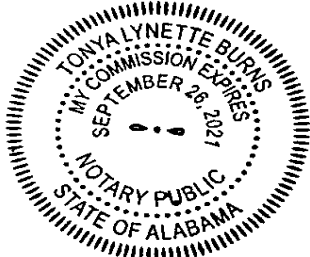
By: *Bonnie Hodges*
Bonnie Hodges
Assistant Vice President

**STATE ALABAMA
COUNTY JEFFERSON**

Tonya Lynette Burns

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Bonnie Hodges, whose name as Assistant Vice President, Cadence Bank, N.A, who is known to me, acknowledged before me on this date that, being informed of the contents of said Agreement, he/she as such agent and officer, and with full authority, executed the same voluntarily, as an act of said corporation.

Given under my hand this 20th day of **October 2020**



Notary Public *[Signature]*
My Commission Expires: *12-26-21*

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EXHIBIT "A" Legal Description

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE, SAID LINE BEING 33.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WITH THE SOUTHERN RIGHT OF WAY LINE OF W. 35TH STREET, SAID LINE BEING 33.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES - EAST ZONE - NAD83) ALONG SAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 844.84 FEET TO THE NORTH LINE OF THE SOUTH 453.20 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 285.30 FEET TO THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 194.64 FEET TO THE EAST LINE OF THE WEST 533 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 135.00 FEET TO THE NORTHERN RIGHT OF WAY LINE OF W. 37TH STREET, SAID LINE LYING 33.00 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST ALONG SAID NORTHERN RIGHT OF WAY LINE OF W. 37TH STREET 73.00 FEET TO THE EAST LINE OF THE WEST 606 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 375.00 FEET TO THE NORTH LINE OF THE SOUTH 408.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 120.00 FEET TO A POINT LYING 726.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND LYING 408.00 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 28.50 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 189.68 FEET; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 269.62 FEET TO A POINT OF INTERSECTION WITH A LINE 886.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 AND A LINE 40.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 38 DEGREES 51

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MINUTES 31 SECONDS EAST 247.49 FEET; THENCE NORTH 79 DEGREES 09 MINUTES 16 SECONDS EAST 42.58 FEET TO A LINE LYING 33.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 248.86 FEET TO THE EAST LINE OF THE WEST 679.15 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 33.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 93.84 FEET TO THE EAST LINE OF THE WEST 772.99 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF S. ASHLAND AVENUE 632.40 FEET TO THE AFORESAID SOUTHERN RIGHT OF WAY LINE OF W. 35TH STREET, SAID LINE BEING 33.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID SOUTHERN RIGHT OF WAY LINE OF W. 35TH STREET 739.99 FEET TO THE POINT OF BEGINNING CONTAINING 713,782 SQUARE FEET OR 16.386 ACRES, MORE OR LESS.

Common Address(es):

35th and S. Ashland Avenue, Chicago, IL 60609
3535 S. Ashland Avenue, Chicago, IL 60609

PIN(s):

17-32-300-001
17-32-300-002
17-32-300-006
A portion of 17-32-300-007
17-32-300-013
A portion of 17-32-300-014
A portion of 17-32-300-015
17-32-300-017
17-32-300-021
17-32-300-022
17-32-300-145
17-32-300-148
A portion of 17-32-300-151
17-32-300-165
17-32-300-167
17-32-300-171
17-32-300-176
17-32-300-178
17-32-300-198