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Doc# 2103319010 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 09:46 AM PG: 1 OF 5

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

### RELEASE OF MORTGAGE

Westchester Rising LLC, an Illinois limited liability company, 10001 W. Roosevelt Road, Suite 200, Westchester, Illinois 60154 ("Mortgagor"), executed a certain Mortgage ("Mortgage") to Yusuf Westchester Limited Partnership, an Illinois limited partnership, 340 W. Butterfield Road, Suite 4B, Elmhurst, Illinois 60126 ("Mortgagee"), dated July 27, 2020 and recorded on September 14, 2020 in the Office of the Cook County Recorder of Deeds as Document No. 2025840007, to secure payment of a Loan in the principal sum of Three Hundred Thousand Dollars (\$300,000.00) as evidenced by that certain Note dated July 27, 2020. The Note is also secured by that certain Assignment of Rents and Leases ("Assignment") dated July 27, 2000 and recorded on September 14, 2020 in the Office of the Cook County Recorder of Deeds as Document No. 2025840008.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Mortgagee does remise, convey, release and quit-claim to the aforesaid Mortgagor, all the right, title, and interest it may have acquired by virtue of said Mortgage and the Assignment in and to the premises located in the County of Cook and State of Illinois, described as follows, to wit:

LEGAL DESCRIPTION AND PERMANENT INDEX NUMBERS ARE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE


PROPERTY ADDRESS: 9865, 9909, 9919, 9999 and 10001 W. Roosevelt Road and 9914 and 10001 Derby Lane, Westchester, Illinois 60154

To have and to hold the same with the appurtenances and privileges thereunto belonging or appertaining, free, discharged and released of and from the lien of said Mortgage and Assignment.

Dated this 22 day of January, 2021

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Yusuf Westchester Limited Partnership,  
an Illinois limited partnership

By:   
Alya Bandukda, its General Partner

State of Illinois )  
                          ) SS  
County of ~~Cook~~ )  
                  *DeKalb*

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alya Bankoukda, as General Partner of Yusuf Westchester Limited Partnership, an Illinois limited partnership, 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 she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of January, 2021.

  
Notary Public

My commission expires: 10-30-2021



This document prepared by:  
and after recording return to:

Charles E. Alexander  
40 Skokie Boulevard, Suite 400  
Northbrook, Illinois 60062

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

LOT 30 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 31, AND THE EASTERLY 10 FEET OF LOT 48 AND LOTS 49, 50, AND 51 AND THE SOUTHERLY 1/2 OF THE VACATED PUBLIC ALLEY ADJOINING LOTS 49, 50, AND 51 ON THE NORTH IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) IN COOK COUNTY, ILLINOIS.

### ALSO

THAT PART OF LOTS 116 AND 117 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE OF LOT 116, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 116, TO A POINT ON THE WESTERLY LINE OF LOT 117, WHICH IS 80 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 117; THAT PART OF LOT 118 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 16 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER, ALL IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) IN COOK COUNTY, ILLINOIS.

### ALSO

LOTS 116 THROUGH 121 (EXCEPT THAT PART OF LOTS 116 AND 117 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE OF LOT 116, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 116, TO A POINT ON THE WESTERLY LINE OF LOT 117, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 117; THAT PART OF LOT 118 LYING NORTHEASTERLY OF

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A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE 65 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 16 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER) ALL IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

LOT 128 TO 133 AND LOT 134 (EXCEPT THE WEST 10 FEET THEREOF) IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

LOTS 42 THROUGH 46 AND 122 THROUGH 127 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFOROM THAT PART OF LOT 42 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS PURSUANT TO DEED RECORDED ON MAY 30, 2002 AS DOCUMENT NO. 0020606867 AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 13 MINUTES 53 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 42 A DISTANCE OF 15.00 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 22 SECONDS WEST 12.15 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 38 SECONDS WEST 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 42; THENCE NORTH 87 DEGREES 28 MINUTES 22 SECONDS EAST ALONG SAID NORTHERLY LINE 12.23 FEET TO THE POINT OF BEGINNING.

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ALSO

PARCEL 4:

LOTS 22 TO 29, BOTH INCLUSIVE, AND THE EAST 10 FEET OF LOT 30 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

15-21-200-018-0000  
15-21-200-019-0000  
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15-21-200-024-0000  
15-21-200-025-0000  
15-21-200-039-0000  
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15-21-204-026-0000  
15-21-204-150-0000  
15-21-204-152-0000

Property Address: 9865, 9909, 9919, 9999 & 10001 W. Roosevelt Road & 9914 & 10001 Derby Lane, Westchester, Illinois 60154