

# UNOFFICIAL COPY

Doc#: 2103501311 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 12:11 PM Pg: 1 of 3

*This instrument prepared by and  
after recording, please return to:*  
FTF Lending, LLC  
1220 W. 6<sup>th</sup> St., Suite 201  
Cleveland, OH 44113

## SATISFACTION OF MORTGAGE AND SECURITY AGREEMENT

**FUND THAT FLIP, INC.** (the "Lender"), a Delaware corporation, having a principal office at 1220 W. 6<sup>th</sup> St., Suite 201, Cleveland, OH 44113, the owner and holder of a certain mortgage and indebtedness executed by **MAAD PROPERTIES CORP** (the "Borrower"), an Illinois corporation, hereby acknowledges full payment and satisfaction of said note and mortgage and surrenders the same as cancelled.

Lender hereby terminates, authorizes and directs the Office of the Cook County Recorder of Deeds to cancel and remove the Mortgage and Security Agreement (the "Mortgage"), which is referenced as follows:

Mortgage made by MAAD PROPERTIES CORP to FUND THAT FLIP, INC. in the amount of \$180,000.00 dated May 15, 2018 and filed May 17, 2018 as Document ID 1813734071;

for premises described on the attached "Exhibit A," in the County of Cook, State of Illinois and commonly known as 1911 South 49th Avenue, Cicero, IL 60804.

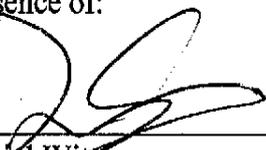
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

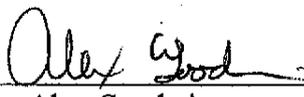
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Lender has duly executed this Satisfaction of Mortgage and Security Agreement as of the 30<sup>th</sup> day of July, 2019.

Signed, sealed and delivered in the presence of:

**FTF Lending, LLC.**  
a Delaware limited liability company

  
\_\_\_\_\_  
Unofficial Witness

By:   
Name: Alex Goodwin  
Title: VP of Finance

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 30 day of July, 2019 by Alex Goodwin, as VP Of Finance, of FTF Lending, LLC., a Delaware limited liability company, on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public

Printed Name: Laura Ferrante

My Commission Expires: 1/21/24



Laura Ferrante  
Notary Public  
State of Ohio  
My Commission Expires  
January 21, 2024

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

LOT 35 IN BLOCK 2 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office