

UNOFFICIAL COPY

Doc#: 2104001498 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 01:50 PM Pg: 1 of 4

FIRST AMERICAN TITLE

FILE # 30702946 Accom

COVER SHEET

Attached

For the Purpose of affixing Recording information

For this partial release of mortgage

UNOFFICIAL COPY**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 recorded in Cook County on January 22, 2018 as Document Numbers 1802201089 (Lot 17), 1802201096 (Lots 126-128) and 1802201102 (Lot 229), and FIRST AMENDMENT thereto recorded in Cook County on May 31, 2018 as Document Numbers 1815106166 (Lot 17), 1815106172 (Lots 126-128) and 1815106173 (Lot 229), each made by Borrower to Lender to secure an indebtedness in the amount of \$11,276,334.00, 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:

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.

ABOVE SPACE FOR RECORDER'S USE ONLY

**FIRST AMERICAN TITLE
FILE #** 3076946

Accom

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Partial Release is executed and delivered by Lender this 30th day of August, 2017.

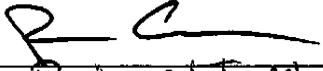
REAL PROPERTY HOLDING – WESTERN SPRINGS IL,
LLC, a Delaware limited liability company

and

REAL PROPERTY HOLDING – WESTERN SPRINGS IL
PHASE 2, LLC, a Delaware limited liability company

By: TIMBER TRAILS LLC, a Delaware limited liability
company, each of said company's sole Member

By: MOF II HOLDINGS LLC, a Delaware limited liability
company, its sole Member and sole Manager

By: 
Name: Richard T. Alberto Sr.
Its: CFO

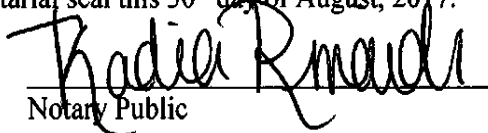
Property of Cook County Clerk's Office

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

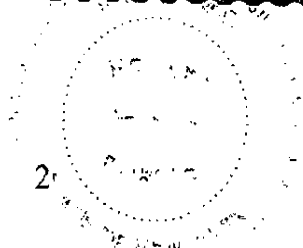
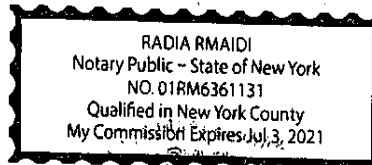
I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Alberto, personally known or identified to me to be an authorized signatory of MOF II HOLDINGS LLC, sole Member of TIMBER TRAILS LLC, sole member of REAL PROPERTY HOLDING – WESTERN SPRINGS IL, LLC, a Delaware limited liability company, and REAL PROPERTY HOLDING – WESTERN SPRINGS IL PHASE 2, LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that as such authorized signatory he signed and delivered the said instrument pursuant to authority given by said limited liability companies, as his free and voluntary act, and as the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30th day of August, 2017.


Notary Public

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE MAILED TO:

Scott D. Gudmundson, Esq.
Gudmundson Law, P.C.
250 Parkway Drive, Suite 150
Lincolnshire, Illinois 60069



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EXHIBIT A

LOT 17 IN TIMBER TRAILS SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 AND CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NO. 0604624053, APRIL 20, 2006 AS DOCUMENT NO. 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NO. 0624031066 IN COOK COUNTY, ILLINOIS.

LOTS 126, 127, 128 AND 229 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL SUBDIVISION UNIT 1, 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, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TIMBER TRAILS SUBDIVISION UNIT 2, RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315075, ALL IN COOK COUNTY, ILLINOIS.

<u>Lot</u>	<u>Common Address</u>		<u>PIN</u>
16	5919 Timber Trails Blvd.,	Western Springs, IL	60558 18-18-404-008
126	1105 Spruce Drive	Western Springs, IL	60558 18-18-413-006
127	1103 Spruce Drive	Western Springs, IL	60558 18-18-413-007
128	1101 Spruce Drive,	Western Springs, IL	60558 18-18-413-008
229	6007 Burr Oak Drive,	Western Springs, IL	60558 18-18-415-007