



Doc# 2106857036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2021 02:50 PM PG: 1 OF 5

**PREPARED BY**

Cary W. Harper  
Bank Leumi USA  
1 N. LaSalle Street, Suite 200  
Chicago, IL 60602

**AFTER RECORDING RETURN TO:**

Kevin Gazley  
Terraco, Inc.  
3201 Old Glenview Road, Suite 300  
Wilmette, IL 60091

CC# 20043631 Success 2082 R

**RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS: That BANK LEUMI USA, a New York banking corporation ("Secured Party"), having an office at 1 North LaSalle Street, Suite 200, Chicago, Illinois, the party secured in and by those certain documents recorded in the office of the Cook County Recorder of the State of Illinois identified on Exhibit A, attached hereto and incorporated herein (collectively, the "Released Documents"), does hereby release and discharge the Released Documents, while reserving any and all rights and interests otherwise conveyed in any other outstanding security instruments which may relate to the premises legally described on Exhibit B hereto, the property codes for which are as follows:

Parcel Nos. 25-12-201-077-0000; 25-12-201-078-0000; 25-12-201-079-0000; and 25-12-201-080-0000

IN WITNESS WHEREOF, Secured Party, has caused these presents to be signed by its authorized representative, this 27<sup>th</sup> day of January, 2021.

**"SECURED PARTY"**

**BANK LEUMI USA**  
a New York banking corporation

By: [Signature]

Its: 1st VP

By: [Signature]

Its: FVP

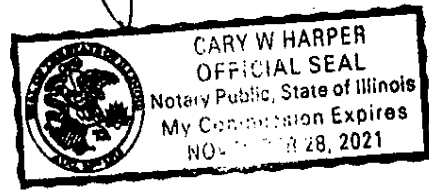
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STATE OF ILLINOIS )  
 ) SS  
COOK COUNTY )

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Max Pershan, First Vice President and Cheryl Lucchesi, Vice President of Bank Leumi USA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 27<sup>th</sup> day of January, 2021.

Cary W. Harper  
Notary Public



Property of Cook County Clerk's Office

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**EXHIBIT A**  
to  
**MASTER RELEASE OF DOCUMENTS**  
**"Released Documents"**

1. Mortgage from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622010;
2. Assignment of Rents and Leases from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622011;
3. First Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated August 7, 2014 and recorded August 20, 2014 as Document No. 1423245043;
4. Second Loan Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated February 16, 2018 and recorded April 9, 2019 as Document No. 1909957010;
5. Third Loan Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated June 22, 2018 and recorded April 9, 2019 as Document No. 1909957011;
6. Fourth Loan Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated March 25, 2019 and recorded April 9, 2019 as Document No. 1909957012;
7. Fifth Loan Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated August 2, 2019 and recorded January 7, 2020 as Document No. 2000717008;
8. Sixth Loan Modification Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. dated June 30, 2020 and recorded September 8, 2020 as Document No. 2025239269;
9. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and YHMS Enterprises, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622016;
10. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Jeffery Ace Hardware, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622015;
11. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Cleartalk Communications, LLC dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622014;
12. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Tax Services of Illinois, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622024;
13. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Fly High, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622017;

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14. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Dollar Tree Stores, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622013;
15. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Kin Yuen Eng d/b/a Kweilin Chop Suey dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622020;
16. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and First Acceptance Insurance Company, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622018;
17. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Chong Yon Jong d/b/a Classic Fashion dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622023;
18. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Dante Over's dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622022;
19. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Teached H. Scott II d/b/a Great Scott Records dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622021; and
20. Subordination, Non-Disturbance and Attornment Agreement from BSG 95<sup>th</sup> & Jeffrey, L.L.C. and Khalid Sharks, Inc. dated December 6, 2012 and recorded December 11, 2012 as Document No. 1234622019.

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**EXHIBIT B**  
to  
**MASTER RELEASE OF DOCUMENTS**  
**"Legal Description"**

LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN BLOCK 1 AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN SAID BLOCK 1 AND THAT PART OF VACATED CHAPPEL AVENUE LYING WEST OF LOT 1 IN BLOCK 1 AND LYING WEST OF AND ADJOINING THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOT 1 IN BLOCK 1, ALL IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID

ALSO:

LOT 3 (EXCEPT THE WEST 7 FEET THEREOF) LOT 4 AND WEST 7 FEET OF LOT 5 IN BLOCK 1 AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS (EXCEPT THE WEST 7 FEET THEREOF) LOT 4 AND THE WEST 7 FEET OF LOT 5 IN BLOCK 1, ALL IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT NUMBER 9285759, COOK COUNTY, ILLINOIS

ALSO

LOT 5 (EXCEPT THE WEST 7 FEET THEREOF) AND LOTS L6 TO 12, BOTH INCLUSIVE, IN BLOCK 1 IN VAN VLISSINGEN HEIGHTS, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH AND ADJOINING LOT 5 (EXCEPT THE WEST 7 FEET THEREOF) AND LOTS 6 TO 12, BOTH INCLUSIVE, IN BLOCK 1 IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

ALSO

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 12 IN HUGH MAGINNIS' 95TH STREET SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

Common Address: 2005-2121 E. 95<sup>th</sup> Street, Chicago, Illinois 60617.