

UNOFFICIAL COPY

Doc#: 2113021075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2021 08:55 AM Pg: 1 of 3

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

RELEASE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING

The undersigned, **BIXBY BRIDGE FUND II, LLC**, an Illinois limited liability company ("Mortgagee"), the Mortgagee of that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing executed by **OXFORD LAWRENCE LLC**, an Illinois limited liability company ("Mortgagor"), dated October 3, 2014 and recorded on October 15, 2014 as Document Number 1428857136 with the Cook County Recorder of Deeds, that certain Assignment of Rents and Leases dated October 3, 2014 and recorded on October 15, 2014 as Document Number 1428857137 with the Cook County Recorder of Deeds and that certain UCC Financing Statement recorded on October 15, 2014 as Document Number 1428857138 with the Cook County Recorder of Deeds, all to secure the payment of the sum of \$2,800,000.00 from Mortgagor to Mortgagee, does hereby acknowledge that said instruments have been FULLY SATISFIED AND DISCHARGED, and does authorize and direct the Recorder's Office to enter full satisfaction thereof of record, and fully release the lien of the foregoing instruments as to the premises, situated in the County of Cook, State of Illinois, and legally described as follows (the "Released Parcel"):

See Exhibit "A" attached hereto and made a part hereof.

P.I.N.: 14-07-321-036-0000

Common Address: 2208 West Lawrence Avenue, Chicago, IL 60625

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the undersigned has caused this Release to be executed this 2nd day of November, 2020.

BIXBY BRIDGE FUND II, LLC,
an Illinois limited liability company

By: [Signature]
Name: Michael Battin
Its: Authorized Agent

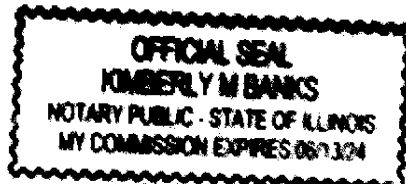
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL BATTIN, the AUTHORIZED AGENT of Bixby Bridge Fund II, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of NOVEMBER, 2020.

Notary Public: [Signature]
My commission expires: 11-13-2024

DOCUMENT PREPARED BY AND MAIL TO:
Bronson & Kahn, LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606
Attn: Jason L. LaBella, Esq.



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Exhibit A

Released Parcel

LOTS 54, 55, 56, 57, AND THE WEST 0.25 FOOT OF LOT 58 IN JOHN R. WILLIAMS SUBDIVISION OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 258 FEET OF THE SOUTH 390 FEET OF THE EAST 165 FEET) IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-07-321-036-0000

Commonly known as: 2208 West Lawrence Avenue, Chicago, Illinois