

UNOFFICIAL COPY

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



2115347011

Doc# 2115347011 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2021 09:53 AM PG: 1 OF 3

PARTIAL RELEASE OF MORTGAGE (TT Lots 106 - 111)

**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 Number 1802201094 and FIRST AMENDMENT thereto recorded in Cook County on May 31, 2018 as Document Number 1815106165, 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

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Partial Release is executed and delivered by Lender this 21 day of May, 2018.

REAL PROPERTY HOLDING – WESTERN SPRINGS IL, LLC, a Delaware limited liability company (RPH1)

By: **TIMBER TRAILS LLC**, a Delaware limited liability company, its sole Member

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

By: [Signature]
Name: Richard T. Allorto
Its: Chief Financial Officer

Date of Execution: May 21, 2018

I, Danielle Lois Stubrud, a Notary Public in and for New York County, in the state of New York, DO HEREBY CERTIFY that Richard Allorto as CFO of MOF II HOLDINGS LLC, a Delaware limited liability company, 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 he has signed and delivered the said First Amendment to Mortgage, Security Agreement, Assignment of Rents and Fixture Filing on behalf of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of May, 2018.

[Signature]
Notary Public

My commission expires: December 11, 2021

REAL PROPERTY HOLDING – WESTERN SPRINGS IL, PHASE 2, LLC, a Delaware limited liability company (RPH2)

By: **TIMBER TRAILS LLC**, a Delaware limited liability company, its sole Member

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

By: [Signature]
Name: Richard T. Allorto
Its: Chief Financial Officer

Date of Execution: May 21, 2018

I, Danielle Lois Stubrud, a Notary Public in and for New York County, in the state of New York, DO HEREBY CERTIFY that Richard Allorto, as CFO of MOF II HOLDINGS LLC, a Delaware limited liability company, 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 as officer of said limited liability company, he has signed and delivered the said First Amendment to Mortgage, Security Agreement, Assignment of Rents and Fixture Filing on behalf of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of May, 2018.

[Signature]
Notary Public

My commission expires: December 11, 2021



UNOFFICIAL COPY

EXHIBIT A

LOTS 106 THROUGH 111, BOTH INCLUSIVE, 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>
106	1110 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-002
107	1112 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-003
108	1114 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-004
109	1116 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-005
110	1118 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-006
111	1120 Pin Oak Drive,	Western Springs, IL	60558 18-18-407-007