

# UNOFFICIAL COPY



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Doc# 2134912009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2021 09:21 AM PG: 1 OF 3

Prepared by and after  
recording return to:

Jennifer Overton  
IFF  
Attention: Capital Solutions  
333 S. Wabash Ave., Suite 2800  
Chicago, Illinois 60604

## PARTIAL RELEASE OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, IFF, an Illinois not for profit corporation ("Lender"), hereby declares that it is the beneficiary and holder of that certain Mortgage, Security Agreement and Fixture Filing, dated as of October 28, 2020, executed by Lawndale Christian Development Corporation, an Illinois not for profit corporation ("Borrower"), and filed for record with the Recorder's Office of Cook County, Illinois on November 19, 2020 as Document No. 2032406250 ("Mortgage") to which reference is hereby made, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby discharges and releases from the lien imposed by the Mortgage on the real property described in Exhibit A hereto and all other portions of the Premises (as that term is defined in the Mortgage) located on, erected on, affixed to, or attached to the real property described in Exhibit A hereto (collectively, the "Released Property"), with the express intention and condition that the lien and priority of the Mortgage with respect to all of the Premises excluding the Released Property shall continue in full force and effect unimpaired and unaffected by this release, and that nothing contained herein shall release, or be deemed to release, Borrower from personal liability for obligations or liabilities under the Mortgage or Note (as defined in the Mortgage) which are intended to survive the repayment of the Loan (as defined in the Mortgage), including, without limitation, obligations in the nature of indemnities.

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IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed as of the 22 day of November, 2021.

IFF, an Illinois not for profit corporation

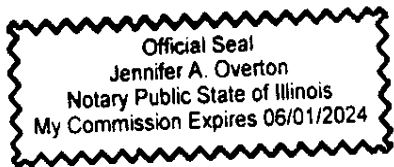
By: [Signature]

Print: Dana Lieberman

Title: Senior Vice-President of Capital Solutions

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

On this 22 day of November, 2021 before me, Jennifer A. Overton, the undersigned officer, personally appeared Dana Lieberman who acknowledged herself to be the Senior Vice-President of Capital Solutions of IFF, an Illinois not for profit corporation and that she, as such Vice-President of Capital Solutions, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing on behalf of IFF.



Name: [Signature]
Print: Jennifer A. Overton
Notary Public

Commission Expires: 6/1/2024

Watermark: PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

### The Released Property

LOT 304 IN DOWNING'S SUBDIVISION OF LOTS 7 TO 14 INCLUSIVE, IN J.H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREET HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS

Common Address: 1625 South Avers Avenue, Chicago, Illinois 60623

PIN: 16-23-303-009-0000

Property of Cook County Clerk's Office