

2  
**UNOFFICIAL COPY**



\*2215441050\*

Doc# 2215441050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2022 10:30 AM PG: 1 OF 5

**READYCAP WAREHOUSE FINANCING LLC**

**TO**

**21800 S. CICERO AVE, LLC**

---

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

---

Address: 21500 Gateway Drive  
Matteson, Illinois 60443

County: Cook County

Permanent Index No.:

[ ]

31-28-100-002-0000

31-28-201-005-0000

**RECORD AND RETURN TO:**

[ ]

[ ]

[ ]

Attention: [ ]

# UNOFFICIAL COPY

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

THIS INDENTURE, made the 15<sup>th</sup> day of June, 2022, between READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company having an office at 1320 Greenway Drive, Suite 560, Irving, Texas 75038 (the "Mortgagee"), and 21800 S CICERO AVE, LLC, a Delaware limited liability company having an address at c/o Reich Bros., 172 South Broadway, White Plains, New York 10605 (the "Mortgagor").

WHEREAS, the Mortgagee is the holder of the following mortgage covering certain premises described in Exhibit A attached hereto and made a part hereof (the "Premises"), and of the note secured thereby:

Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 13, 2022, made by 21800 S Cicero Ave, LLC in favor of ReadyCap Commercial, LLC in the amount of \$15,400,000.00 recorded on April 21, 2022 as Document Number 22112069 in Cook County, IL Recorder Records.

As assigned pursuant to Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 13, 2022 by ReadyCap Commercial, LLC to ReadyCap Warehouse Financing, LLC recorded on April 21, 2022 in Document Number 22112072 in Cook County, IL Recorder Records.

WHEREAS, the Mortgagee, at the request of the Mortgagor, has ceased to give up and surrender the Premises unto the Mortgagor, and to hold and retain the residue of the mortgaged premises as security for the money remaining on said mortgage;

NOW THIS INDENTURE WITNESSETH, that the Mortgagee, in pursuance of said agreement and consideration of Ten Dollars (\$10.00), lawful money of the United States, the receipt and sufficiency of which is acknowledged, paid by Mortgagor, does grant, release and quitclaim unto the Mortgagor the Premises;

TOGETHER with all right, title and interest, if any, of the Mortgagee in and to any streets and roads abutting the Premises to the center lines thereof and in and to any fixtures and articles of personal property which are not contained in said premises and which may be covered by said mortgage;

TOGETHER with the hereditaments and appurtenances hereunto belonging, and all right, title and interest of the Mortgagee, in and to the same, to the intent that the lands hereby released and quitclaimed to the Mortgagor, and to the heirs, successors and assigns of the Mortgagor forever;

# UNOFFICIAL COPY

free and clear and discharged of and from all lien and claim under and by virtue of said mortgage aforesaid.

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Mortgagee has executed this release the day and year first written.

READYCAP WAREHOUSE FINANCING LLC,  
a Delaware limited liability company

By: Melissa Perez  
Name: Melissa Perez  
Title: Authorized Person

STATE OF TEXAS

) ss.:

COUNTY OF DALLAS

On the 25th day of May, 2022, before me, the undersigned, personally appeared Melissa Perez, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Jillian Tosh  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT A

LOT 5 IN FINAL PLAT OF RESUBDIVISION OF SOUTHGATE COMMERCE CENTER, IN THE NORTH HALF OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED ON DECEMBER 29, 2005 AS DOCUMENT 0536310046, ALL IN THE VILLAGE OF MATTESON, COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387