

UNOFFICIAL COPY

RELEASE OF MORTGAGE
(ILLINOIS)

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 WAS FILED.



Doc# 2216622000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2022 11:53 AM PG: 1 OF 4

(Save for Recorder's Information)

KNOW ALL MEN BY THESE PRESENTS, that **19650 BURNHAM LLC**, a Delaware limited liability company ("**LENDER**"), in consideration of one dollar (\$1.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto **SBA PROPERTIES, L.L.C.**, an Arizona limited liability company ("**MORTGAGOR**") all right, title, interest, claim, or demand whatsoever which the undersigned may have acquired in, through, or by that certain Mortgage dated July 31, 2019 and recorded in the office of the Cook County Recorder of Deeds on August 7, 2019 as Document No. 1921906049, as set forth on **Exhibit "A"** attached hereto and made a part hereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Return to:
Kanlin Associates
420 E Ohio St. #34G
Chicago IL 60601

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has subscribed his name hereto, in the City of Chicago, State of Illinois, as of the 24th day of May, 2022.

19560 BURNHAM LLC, a Delaware limited liability company

By: RGC Investment Partners, Inc., a Delaware corporation
Its: Manager

By: _____
Name: Guillermo Ruffolo
Its: President

By: _____
Name: Jason Colabella
Its: Secretary and Treasurer

STATE OF Illinois)
) ss.
COUNTY OF Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that **Guillermo Ruffolo**, the President, and **Jason Colabella**, the Secretary and Treasurer for **19560 BURNHAM LLC**, a Delaware limited liability company, personally known to me to be the same person(s) whose name(s) 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 Notarial Seal this 24th day of May, 2022.



Notary Public

Prepared by and After Recording Return For
James A. Hochman
Schain, Banks, Kenny & Schwartz, Ltd.
70 West Madison Street, Suite 2300
Chicago, Illinois 60602

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1(a):

Lot 4 (except the East 73 feet thereof) in Burnham Commercial Subdivision of the East 300 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 35 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 1(b):

An Easement for the benefit of Parcel 1(a), as reserved in Warranty Deed recorded October 14, 1988 as Instrument No. 88475101, for the purpose of ingress and egress over the following described land:

The East 73 feet of Lot 4 in Burnham Commercial Subdivision of the East 300 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 35 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

That part of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 35 North, Range 15 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, and the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7, said line being the North line of Burnham Commercial Subdivision aforesaid; thence West on the last described line, to a point on a line 300 feet West of and parallel to the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence South on the last described line a distance 243.79 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, continuing on the last described line, a distance of 71.21 feet; thence North 89 degrees 39 minutes 33 seconds West on a line parallel to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7 aforesaid, a distance of 190 feet; thence North 00 degrees 00 minutes 00 seconds East on a line parallel to the East line of the Northeast 1/4 of the Northeast 1/4 of Section 7 aforesaid, a distance of 35 feet to a point; thence Northerly on the arc of a circle, convex to the Northeast, said curve having a radius of 62.50 feet and an arc length of 38.35 feet, a chord bearing of North 21 degrees 41 minutes 14 seconds East, and a chord length of 37.75 feet; thence North 90 degrees 00 minutes 00 seconds East on a straight line, a distance of 176.05 feet to the point of beginning, in Cook County, Illinois.

COMMON ADDRESS: 19560 Burnham Avenue, Lynwood, Illinois 60411

PIN: 33-07-201-042-0000 and 33-07-201-050-0000