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Doc#: 2218906143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 09:42 AM Pg: 1 of 3

RELEASE

ILLINOIS

Permanent Tax Index Numbers:

13-28-401-011-0000

13-28-401-012-0000

13-28-401-013-0000

13-28-401-014-0000

Commonly Known As:

5023 W. Diversey, Chicago, IL 60639

14/355

KNOW ALL MEN BY THESE PRESENTS, that M&J Financial, Inc., an Illinois corporation, for good and valuable consideration, does hereby REMISE, RELEASE, CONVEY, AND QUIT CLAIM unto Ivan Coss, all right, title, interest, claim or demand whatsoever that it may have acquired in, through or by:

- A Commercial Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated November 1, 2021 and recorded November 30, 2021 as Document # 2133412456 in the office of Cook County Recorder of Deeds
-
- Lease with Option to Buy recorded on November 30, 2021 as document number 2133412455

Affecting the following described property legally described as:

LOTS 11, 12, 13, AND 14 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 9, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *And attached Exhibit A*

WITNESS our hand and seal(s) this 20 day of June, 2022.

M&J Financial, Inc., an Illinois corporation

By: Diana Blumin

Name: Diana Blumin

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Its: President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

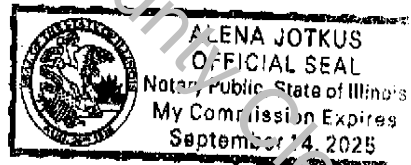
I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diana Blumin, President of M&J Financial, Inc. is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 20 day of June, 2022.

Alena Jotkus
Notary Public

My commission expires: 9/14/25

Prepared by and Mail to:
Alena Jotkus
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

(FROM THE MORTGAGE)

LOTS 15 TO 18 INCLUSIVE IN BLOCK-1 IN WHITE'S SECOND DIVERSEY PARK ADDITION BEING A SUBDIVISION OF BLOCKS 8 AND 9 AND THE EAST 1/2 OF BLOCK 10 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID J. E. WHITE'S SECOND DIVERSEY PARK ADDITION BEING RECORDED AS DOCUMENT NUMBER 6787054 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 18, SAID POINT OF BEGINNING BEING 149.12 FEET, (RECORD 149.00 FEET), NORTH OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WELLINGTON AVENUE AND THE WEST RIGHT-OF-WAY LINE OF NORTH CENTRAL AVENUE, AS MEASURED ALONG SAID WEST RIGHT-OF-WAY OF NORTH CENTRAL AVENUE SAID POINT OF BEGINNING BEING ALSO ON SAID WEST RIGHT-OF-WAY LINE OF NORTH CENTRAL AVENUE; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18 FOR A DISTANCE OF 124.29 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 18, SAID POINT BEING ALSO ON THE EAST LINE OF NORTH-SOUTH ALLEY AS DEDICATED ACCORDING TO SAID J. E. WHITE'S SECOND DIVERSEY PARK ADDITIONS; THENCE NORTH 0 DEGREES 00 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 15 TO 18, INCLUSIVE, SAID LINE BEING ALSO SAID EAST LINE OF NORTH-SOUTH ALLEY, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 15 FOR A DISTANCE OF 124.28 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ALSO ON SAID WEST RIGHT-OF-WAY LINE OF NORTH CENTRAL AVENUE; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS ALONG THE EAST LINE OF SAID LOTS 15 TO 18 INCLUSIVE, SAID LINE BEING ALSO SAID WEST RIGHT-OF-WAY LINE OF NORTH CENTRAL AVENUE, FOR A DISTANCE OF 100.00 FEET TO SAID POINT OF BEGINNING.

PIN(s): 13-29-215-034-0000, 13-29-215-035-0000, 13-29-215-036-0000, and
13-29-215-037-0000.