

# UNOFFICIAL COPY

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This instrument was prepared by  
and after recording return to:

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[202] 293-8200



Doc# 2231842246 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/14/2022 02:35 PM PG: 1 OF 3

## PARTIAL RELEASE OF MORTGAGE

The indebtedness secured by that certain Healthcare Mortgage, Assignment of Leases, Rents, and Revenue and Security Agreement (Illinois), executed by **FOREST VILLA PROPERTY, LLC**, an Illinois limited liability company, whose address is 1550 North Northwest Highway, Suite 430, Park Ridge, Illinois 60068 (the "**Borrower**"), and given to **FIRST AMERICAN CAPITAL GROUP CORPORATION**, a New York corporation, having its place of business at 15 Canterbury Road, Suite A-5, Great Neck, New York (the "**Lender**"), dated as of as of September 1, 2020 and recorded on October 8, 2020 as Document No. 2028247022 in the Office of the Recorder of Deeds of Cook County, Illinois, now known as the Cook County Clerk's Office (the "**Land Records**"), as modified by that certain Modification of Healthcare Mortgage, Assignment of Leases, Rents and Revenue and Security Agreement (Illinois) dated as of March 24, 2021, between the Borrower and the Lender, and recorded in the Land Records on March 24, 2021 as Document No. 2108347009 (collectively, the "**Mortgage**"), has been partially satisfied, paid and canceled, and the undersigned hereby partially releases said Mortgage, without warranty or recourse, and all right, title, interest and claim acquired by the undersigned pursuant to said Mortgage in the real property (the "**Subject Property**") legally described as follows:

THAT PART OF LOTS 12, 13 AND 14 IN WILLIAM WEST AND OTHERS SUBDIVISION, IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975381, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LAND THAT IS 24.75 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF TOUHY AVENUE AS

3p95

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SHOWN ON THE PLAT OF SURVEY AS DEPICTED IN EXHIBIT "A" PER DOCUMENT NO. 24644710, ALSO FILED AS DOCUMENT NO. LR3048728, BOTH RECORDED ON SEPTEMBER 26, 1978; THENCE SOUTH 15 DEGREES 25 MINUTES 37 SECONDS EAST ALONG AN EASTERLY LINE OF SAID LAND, 11.25 FEET TO A LINE THAT IS 43.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF TOUHY AVENUE PER PLAT OF DEDICATION FOR PUBLIC HIGHWAY RECORDED ON APRIL 4, 1932 AS DOCUMENT NO. 11068761 AND THE POINT OF BEGINNING; THENCE 92.02 FEET EASTERLY ALONG SAID PARALLEL LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,054.51 FEET, A CHORD THAT BEARS SOUTH 84 DEGREES 38 MINUTES 32 SECONDS EAST AND CHORD LENGTH OF 91.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG A LINE THAT IS 43.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, SOUTH 82 DEGREES 10 MINUTES 45 SECONDS EAST, 346.81 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 29 SECONDS EAST, 35.58 FEET TO THE EASTERLY LINE OF LAND DESCRIBED AS PARCEL 2 PER WARRANTY DEED RECORDED ON JANUARY 29, 2009 AS DOCUMENT NO. 092933101; THENCE ALONG SAID EASTERLY LINE, SOUTH 15 DEGREES 11 MINUTES 37 SECONDS EAST, 18.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TOUHY AVENUE, BEING 30 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE; THENCE ALONG SAID NORTHERLY LINE, NORTH 82 DEGREES 10 MINUTES 45 SECONDS WEST, 389.30 FEET TO A POINT OF CURVATURE; THENCE 82.73 FEET WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,041.51 FEET, A CHORD THAT BEARS NORTH 84 DEGREES 27 MINUTES 17 SECONDS WEST AND CHORD LENGTH OF 82.71 FEET TO SAID EASTERLY LINE OF LAND AS DEPICTED IN EXHIBIT "A"; THENCE ALONG SAID EASTERLY LINE, NORTH 15 DEGREES 25 MINUTES 37 SECONDS WEST, 13.71 FEET TO THE POINT OF BEGINNING. ✓

It is expressly agreed and understood that this is a partial release and that it shall in no manner release, affect or impair the liens and security interests in favor of Mortgagee, under the Mortgage or otherwise, against any property other than the Subject Property.

PINS: 10-30-317-030-0000  
10-30-317-044-0000

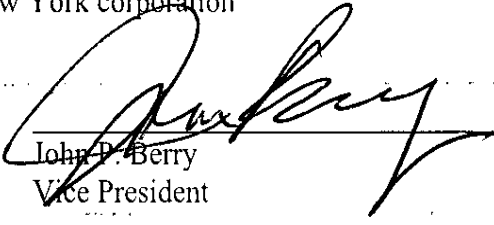
Common Address: 6840 W. Touhy Ave  
Niles, IL 60714

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IN WITNESS WHEREOF, the Lender has executed this Partial Release of Mortgage effective as of the 7<sup>th</sup> day of NOVEMBER, 2022.

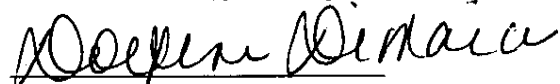
**LENDER:**

**FIRST AMERICAN CAPITAL GROUP CORPORATION,**  
a New York corporation

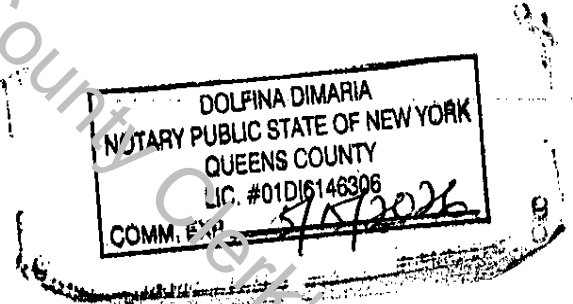
By:   
\_\_\_\_\_  
John P. Berry  
Vice President

State of New York )  
County of Queens ) ss.:

On the 18<sup>th</sup> day of August in the year 2022 before me, the undersigned, personally appeared **John P. Berry**, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/15/2026



Property of County Clerk's Office