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Doc# 2301210000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2023 09:34 AM PG: 1 OF 5

This document prepared by
and after recording return to:

PNC Bank, National Association
6750 Miller Road, Mail Stop BR-YB58-01-M
Brecksville, OH 44141
Attention: Sue Cristino / Linda M. Adams
Tracking #: 11680908/11909972

Release from Mortgage



From: Snickam Enterprises, LLC, Series 1, an Illinois limited liability company,
Mortgagor

To: PNC Bank, National Association,
Mortgagee

Mortgage Dated: April 16, 2018

Mortgage Recorded: April 20, 2018

in Mortgage Book Volume N/A, Page N/A

as Document No: 1811049166

in the Recorder's Office of Cook County, Illinois

Debt: \$1,728,000.00

Property Address: 4454 West Cermak Road, Chicago, IL 60623

WHEREAS, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto PNC BANK, NATIONAL ASSOCIATION, its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the "Mortgagee"), the premises more particularly described in said Mortgage (the "Mortgaged Premises"), to secure the payment of that certain debt or principal sum identified above, together with interest and the other Obligations set forth in said Mortgage;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage the premises described in Exhibit "A" attached hereto and made part hereof, all the property described in the above referenced Mortgage;

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SC ✓
INT ✓

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NOW, THEREFORE, the Mortgagee, in consideration of the foregoing premises and the sum of ONE DOLLAR (\$1.00) lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, all that certain real property (and only that certain real property) legally described on Exhibit "A" attached hereto, together with the buildings and improvements thereon erected.

TO HOLD THE SAME, with the appurtenances, unto the Mortgagor, its heirs, executors, administrators, successors and assigns, forever freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof.

PROVIDED, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish any other security given to assure the repayment of the Obligations secured by the Mortgage, the lien or encumbrance of the Mortgage on any remaining part of the Mortgaged Premises, if any, or any of the rights or remedies at law or in equity for recovering against any party obligated to repay the Obligations secured by the Mortgage, or such party's heirs, executors, administrators, successors and assigns.

WITNESS the due execution hereof this 27th day of December, 2022.

WITNESS/ATTEST:



Print Name: Nathan Gardiner

PNC BANK, NATIONAL ASSOCIATION

By: 

Print Name: Darcie Kerekes

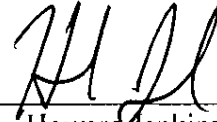
Title: Officer

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STATE OF OHIO)
) ss:
 COUNTY OF CUYAHOGA)

On this, the 22nd day of December, 2022, before me, a Notary Public, the undersigned officer, personally appeared Darcie Kerekes, who acknowledged himself/herself to be the Officer of PNC BANK, NATIONAL ASSOCIATION and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



 Notary Public - Howard Jenkins

My commission expires: July 14, 2026



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EXHIBIT "A"

Description of Released Property

Tax Parcel Number: 16-22-313-017-0000 & 16-22-313-018-0000

Common Address: 4454 West Cermak Road
Chicago, IL 60623

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Tax Parcel Number: 16-22-313-017-0000 and 16-22-313-018-0000

Common Address: 4454 West Cermak Road, Chicago, Illinois 60623

PARCEL 1:

THAT PART OF LOT 8, WHICH LIES EAST OF THE EAST LINE OF KILBOURN AVENUE, NORTH OF THE NORTH LINE OF CERMAK ROAD AND WEST OF A LINE 425 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF KOSTNER AVENUE IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, THE WEST 225.00 FEET OF THE EAST 425.00 FEET OF THAT PART OF SAID LOT 8 WHICH LIES WEST OF THE WEST LINE OF KOSTNER AVENUE AND NORTH OF THE NORTH LINE OF CERMAK ROAD IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS RESERVED IN DEED RECORDED JANUARY 2, 1946 AS DOCUMENT 13688542, OVER THE NORTH 18 FEET OF THE EAST 200 FEET OF THAT PART OF LOT 8 WHICH LIES WEST OF THE WEST LINE OF KOSTNER AVENUE IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.