

UNOFFICIAL COPY

Doc#: 2304855058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2023 01:33 PM Pg: 1 of 2

THIS INSTRUMENT PREPARED BY:

Firm Company: Armitage Street, LLC
Address: 1030 W. Chicago Ave. Ste. 306
City, State, Zip: Chicago, IL 60642

WHEN RECORDED MAIL TO:

Firm/Company: BIG HOMES LLC
Name: ZACH SHEPARD
Address: 1658 N Milwaukee Ste. 502
City, State, Zip: Chicago, IL 60647

---Above This Line Reserved For Official Use Only---

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That AS 312 LLC, 1831 N. WASHTENAW AVE., UNIT 2, CHICAGO, IL 60647, An ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of the payment of indebtedness secured by the MORTGAGE, herein after mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUICK CLAIM unto ZACH SHEPARD, BIG HOMES LLC, 1658 N Milwaukee Ste. 502 heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by a certain MORTGAGE dated 8/4/2022 and recorded on 8/18/2022 as Document No. 2223015052

Recorded in the Registrar of Deeds Office of COOK county, in the State of ILLINOIS, to the premises therein described, situated in the County of COOK, State of ILLINOIS, as follows, to wit:

LOT 154 IN LANSINGH'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all the appurtenances and privileges thereunto belonging or appertaining.

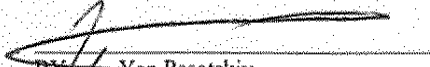
Permanent Real Estate Index Number(s): 16-23-306-007-0000

Property Address: 1621 S Lawndale Ave
Chicago, IL 60623
COOK County

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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of February, 2023.

AS 312, LLC


BY: Yan Pesotskiy
TITLE: Authorized Signatory


STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 14 day of February, 2023, by Yan Pesotskiy, Authorized Signatory of AS 312 LLC An ILLINOIS Limited Liability Company, on behalf of the company.



(SEAL)


Notary Public

Printed Name: Matthew G. Imhoff

My Commission Expires: _____

RELEASE DEED By: AS 312 LLC, 1030 W Chicago Ave., Ste. 306, Chicago, IL 60642

To: **ZACH SHEPARD**
1658 N Milwaukee Ste. 502
Chicago, IL 60647

Property Address: 1621 S Lawndale Ave
Chicago, IL 60623
COOK County