

# UNOFFICIAL COPY



Doc# 2305529018 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/24/2023 12:45 PM PG: 1 OF 6

PREPARED BY:

Polsinelli  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112

AFTER RECORDING  
PLEASE RETURN TO:

Polsinelli  
ATTN: Lesa E. Davis  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112

File No. 025519-065497 (258U)

Loan No. 10228639

SPACE ABOVE FOR RECORDER'S USE ONLY

## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, **READY CAPITAL MORTGAGE FINANCING 2021-FL7,LLC**, having an address of c/o KeyBank National Association, 11501 Outlook Street, Suite 300, Overland Park, Kansas 66211 ("**Mortgagee**"), for and in consideration of the payment of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto **3400 TIMBER COURT, LLC**, having an address of 525 North Quentin Road, Palatine, IL 60067 ("**Mortgagor**"), all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "**Mortgage**"), dated August 24, 2021, made by **3400 TIMBER COURT, LLC**, an Illinois limited liability company, in favor of **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company, and recorded on **September 24, 2021**, in the Recorder's Office of Cook County, Illinois, as Document No. **2126722040**, as assigned to **READYCAP WAREHOUSE FINANCING LLC**, by that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated August 24, 2021, and recorded on **September 24, 2021**, in the Recorder's Office of Cook County, Illinois, as Document No. **2126722044**, and as further assigned to **READY CAPITAL SUBSIDIARY REIT I, LLC**, by that certain Assignment of Mortgage, Assignment of Leases and Rents, Security

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Agreement and Fixture Filing dated November 24, 2021, and recorded on **February 9, 2022**, in the Recorder's Office of Cook County, Illinois, as Document No. **2204008005**, and further assigned to **READY CAPITAL MORTGAGE DEPOSITOR VI, LLC**, by that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated November 24, 2021, and recorded on **March 28, 2022**, in the Recorder's Office of Cook County, Illinois, as Document No. **2208728023**, and further assigned to **READY CAPITAL MORTGAGE FINANCING 2021-FL7, LLC**, by that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated November 24, 2021, and recorded on **April 11, 2022**, in the Recorder's Office of Cook County, Illinois, as Document No. **2210147012**, together with all the appurtenances and privileges thereunto belonging or appertaining, described as follows:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 03-08-100-059-1037 (continued on 2<sup>nd</sup> page of legal description)

Address of Premises: 3400 & 3420 N. Old Arlington Heights Road, Arlington Heights, Illinois 60004

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IN WITNESS WHEREOF, this Release of Mortgage is executed this 1 day of February, 2023.

**READY CAPITAL MORTGAGE FINANCING  
2021-FL7, LLC**

By: KeyBank National Association,  
as Authorized Agent

By: Michelle Engle  
Name: Michelle Engle  
Title: Vice President

Property of Cook County Clerk's Office

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STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

I, Chelsea Lynn Candanedo, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelle Engle (name) personally known to me to be the vice president (title) of KeyBank National Association, as Authorized Agent for Ready Capital Mortgage Financing 2021-FL7, LLC, 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 as such vice president (title), he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said association, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 1 day of February, 2023.

Johnson, Kansas  
Notary Public in and for Said County and State

Chelsea Lynn Candanedo  
(Type, print or stamp the Notary's name below his or her signature.)

My Commission Expires:  
7/14/26

[SEAL]



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## Exhibit A

### DESCRIPTION OF PROPERTY

#### Legal Description

LOTS 10 (EXCEPT THE NORTH 33.00 FEET THEREOF) AND 11, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, IN COOK COUNTY, ILLINOIS; AND

THAT PART OF LOTS 12 THROUGH 14, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14 IN FREEDOM SMALL FARMS, THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, 239.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, 300.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, 160.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12, THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, 399.701 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12 THROUGH 14, 310.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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03-08-100-059-1001 201B  
03-08-100-059-1002 202B  
03-08-100-059-1003 203B  
03-08-100-059-1004 204B  
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03-08-100-059-1006 206B  
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03-08-100-059-1008 208B  
03-08-100-059-1009 209B  
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03-08-100-059-1011 302B  
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03-08-100-059-1016 307B  
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