

# UNOFFICIAL COPY

Doc#: 2309428095 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2023 02:39 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: E&F PROPERTIES LLC  
Name: EMANUEL ESCARPITA  
Address: 2306 N Harding Ave., FL 1  
City, State, Zip: Chicago, IL 60647

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**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, 1030 W. Chicago Ave., Ste. 306, Chicago, IL 60642, 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 EMANUEL ESCARPITA, E&F PROPERTIES LLC, 2306 N Harding Ave., FL 1 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 9/29/2022 and recorded on 1/31/2023 as Document No. 2303140234**

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 18 IN SUBDIVISION OF LOT 3 IN KIMBALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 25 ACRES IN THE NORTH EAST CORNER THEREOF), IN COOK COUNTY ILLINOIS**

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

Permanent Real Estate Index Number(s): 13-26-312-007-0000

Property Address: 2645 N. Ridgeway Ave.  
Chicago, IL 60647  
COOK County

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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3 day of April, 2023.

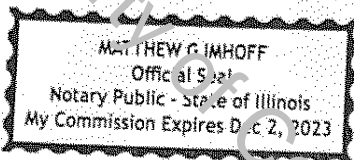
AS 312, LLC


  
BY: Yan Pesotskiy  
TITLE: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 3 day of April, 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: EMANUEL ESCARPIA  
2306 N Harding Ave., Fl. 3  
Chicago, IL 60647

Property Address: 2645 N. Ridgeway Ave.  
Chicago, IL 60647  
COOK County