

# UNOFFICIAL COPY

Doc#: 2312233376 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/02/2023 03:30 PM Pg: 1 of 3

THIS INSTRUMENT  
PREPARED BY:

Luke P. Haller, Esq.  
Winston & Strawn LLP  
35 West Wacker Drive  
Chicago, IL 60601

AND AFTER RECORDING  
RETURN TO:

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450 Lexington Ave #392  
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File No. 12377

For Recorder's Use Only

## **RELEASE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FINANCING STATEMENT (FIXTURE FILING)**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, TWIN BROOK CAPITAL PARTNERS, LLC, as Agent for all of the Lenders ("Mortgagee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, convey and quit claim unto BEAVER OIL, LLC, an Illinois limited liability company ("Mortgagor"), all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in the real estate legally described on Exhibit A attached hereto and made a part hereof and which is located in Cook County, Illinois (the "Released Real Estate"), in, through or by that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement (Fixture Filing) dated as of June 4, 2019, and recorded in the Cook County, Illinois Recorder of Deeds Office (the "Office of the Recorder") on June 7, 2019, as Document No. 1915812024, by and between Mortgagor and Mortgagee (as amended, the "Mortgage"), together with all the appurtenances and privileges thereunto belonging or appertaining.

This Release of Mortgage does not release any covenants, warranties, indemnities or other obligations of Mortgagor which by their terms expressly survive the release or termination of such Mortgage; provided, however, that this Release of Mortgage shall act as a full release and termination of all liens, claims and interests Mortgagee possesses under the Mortgage in and to the Released Real Estate. Any capitalized terms that are not otherwise defined in this Release of Mortgage shall have the meaning(s) ascribed to them in the Mortgage.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Mortgagee has caused this Release of Mortgage to be executed as of this 25 day of April, 2023.

## MORTGAGEE:

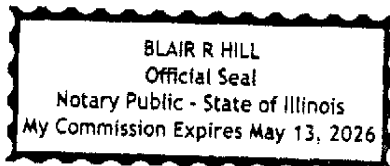
TWIN BROOK CAPITAL PARTNERS, LLC,  
in its capacity as Agent for all of the Lenders

By: [Signature]  
Name: Kimberly Trick  
Title: Managing Director

STATE OF Illinois

COUNTY OF COOK

On this 25 day of April in the year 2023 before me, the undersigned, personally appeared Kimberly Trick, 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/she executed the same in her capacity as Managing Director of Twin Brook Capital Partners, LLC, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]  
Notary Public  
My Commission Expires: 5/13/2026

[END OF SIGNATURES]

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3 AND 4 (EXCEPT THE NORTH 13.0 FEET THEREOF) IN BLOCK 3 IN LENZIE FIRST ADDITION TO HODGKINS, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 985.50 FEET, THENCE EAST ON A LINE FORMING A RIGHT ANGLE WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 247 FEET TO CORNER OF LENZIE'S FIRST ADDITION TO HODGKINS, THE PLACE OF BEGINNING, THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 264.20 FEET, THENCE NORTH 10 DEGREES 00 MINUTES 30 SECONDS EAST A DISTANCE OF 331 FEET, THENCE NORTH 21 DEGREES 08 MINUTES 30 SECONDS EAST A DISTANCE OF 120 FEET, THENCE NORTH 25 DEGREES 10 MINUTES 00 SECONDS 162.48 FEET TO AN ANGLE POINT IN THE EAST LINE OF LOT 4 IN BLOCK 3 IN LENZIE'S FIRST ADDITION TO HODGKINS, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LENZIE'S FIRST ADDITION TO HODGKINS A DISTANCE OF 727.22 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE NORTH 13.0 FEET OF LOT 4 AND ALL OF LOTS 5, 6 AND 7 IN BLOCK 3 IN LENZIE FIRST ADDITION TO HODGKINS IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address(es): 6037 Lenzi Ave., Hodgkins, IL 60525

PIN(s): 18-15-302-015-0000  
18-15-302-016-0000