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Doc#: 2312313028 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 09:23 AM Pg: 1 of 3

This Instrument Prepared by
and to be Returned to:

Andrew Lampert
Federman Steifman LLP
350 North Orleans Street
Suite 950
Chicago, Illinois 60654

Permanent Tax Index Numbers
And Address: See Exhibit A

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

RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT THE BUDMAN BUILDING, LLC, an Illinois limited liability company ("**Mortgagee**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, convey and quit-claims unto MIDWESTERN COMPASS, LLC, an Illinois limited liability company, any title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by:

- Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated November 16, 2022 and recorded November 22, 2022 as Document Number 2232645110 made by Midwestern Compass, LLC, an Illinois Limited Liability Company, to The Budman Building, LLC, an Illinois Limited Liability Company, to secure an indebtedness of \$160,000.00

in and to the premises described in Exhibit A attached hereto only, situated in the

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County of Cook, State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, the undersigned has executed this instrument.

THE BUDMAN BUILDING, LLC an Illinois limited liability company

By: _____

Leigh Ballen
Leigh Ballen
Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Tara Hollaway, a Notary Public in and for said County and State, do hereby certify that Leigh Ballen, Manager of THE BUDMAN BUILDING, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed and delivered the said instrument as a free and voluntary act, and the free and voluntary act of said limited liability companies.

Given under my hand and official seal, this 29 of
April, 2023.

Notary Public *Tara Hollaway*
My commission expires: 12-30-23



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Exhibit A

LEGAL DESCRIPTION OF PROPERTY

LOTS 17 & 18 IN BLOCK 17 IN IVANHOE SUBDIVISION, BEING A SUBDIVISION OF BRANIGAR BROTHERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF SECTION 4 TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject Property: 455 West 144th Street, Riverdale, IL 60827

PIN No: 29-04-310-047-0000

Property of Cook County Clerk's Office