

UNOFFICIAL COPY

Doc#: 2312508002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 09:11 AM Pg: 1 of 3

Prepared by:
Nussbaum Lowinger LLP
225 Broadway, 36th Floor
New York, NY 10007

After Recording Return to:
Signature Capital Group LLC
2828 N. Central Ave
#M01
Phoenix, AZ 85004

DISCHARGE OF MORTGAGE

THIS IS TO CERTIFY that a certain mortgage dated August 16, 2022 made by

SIGNATURE CAPITAL LLC to Stephens Learning Academy LLC

to secure payment of the sum One Hundred Fifty Thousand and 00/100 (\$150,000.00) DOLLARS, and interest, recorded or registered in the office of the County of Cook, and State of Illinois, on August 30, 2023 in Doc#. 2224218233 (legal description attached hereto as Schedule "A") and which Mortgage was assigned to Carson James in an Assignment of Beneficial Interest in Mortgage dated August 16, 2022, and interest, recorded or registered in the office of the County of Cook, and State of Illinois, on October 19, 2022 in Doc#. 2229247231

is Paid or otherwise **Satisfied and Discharged** and may be discharged and cancelled of record.

In Witness Whereof, this Discharge of Mortgage has been signed and sealed this 4 day of May, 2023.

Signature Capital LLC,
as Lender

By: 

Name: Carla Jetton

Title: Controller

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STATE OF Arizona)
)ss.:
COUNTY OF Maricopa)

I certify that on the 4th day of May, 2023, Carla Setton, came before me in person and stated to my satisfaction that he/she:

(a) made the attached instrument; and

(b) was authorized to and did execute this instrument on behalf of and as Controller of SIGNATURE CAPITAL LLC (the "Company"), the entity named in this instrument, as the free act and deed of the Company, by virtue of the authority granted by its partnership agreement and partners.



[Signature]

NOTARY PUBLIC
March 23, 2026
My Commission Expires:

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SCHEDULE A LEGAL DESCRIPTION

The Land is described as follows:

LOTS 24 AND 25 IN BLOCK 1 IN HOGENSON AND SCHMIDT'S ADDITION TO LINDEN PARK BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 4 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Index Number: 16-04-416-019-0000

Common Address: 5116-20 W IOWA ST, Chicago, IL 60651

Property address is commonly known as: 5116-20 W IOWA ST, Chicago, IL 60651

Property of Cook County Clerk's Office