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Doc#. 2316713209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2023 10:43 AM Pg: 1 of 10

1/3 23CSA778 118LP

This instrument was prepared by:

Steven A. Stender
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, IL 60606

After recording return to:

Alan S. Levin
Alan S. Levin & Assoc., Ltd.
6160 North Cicero Avenue, Suite
308
Chicago, Illinois 60646

PROPERTY ADDRESS:

1910-2100 South 54th Avenue
Cicero, Illinois

TAX ID NUMBERS:

16-21-306-031-0000
16-21-306-034-0000

The space above reserved for Recorder's use only.

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Donna Marie Cangelosi Family Trust dated March 1, 2000, as restated and any amendments thereto, a Trust; Robert A. Morrison; Steven M. Gott; Connie Micale; Key Business Funding, Inc., d/b/a Key Business Strategies, Inc., a Colorado corporation; and Brandon A. Arner (collectively, "Lenders"), for in consideration of the payment of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, REMISE, CONVEY, RELEASE and QUIT CLAIM unto ROM-ALT. LLC, an Illinois limited liability company, all the right, title, interest, claim or demand whatsoever, which Lenders may have acquired in, through or by that certain Mortgage, Security Agreement and Fixture Filing dated November 29, 2021 (the "Mortgage") that was recorded against the Real Estate with the Cook County Recorder of Deeds as document no. 2134310315 (the "Mortgage"), to the premises described in the Mortgage, being legally described on Exhibit A attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging and appertaining.

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This document was executed as of the date and year set forth above.

Donna M. Cangelosi, Trustee, or her successors interests,
of the Donna Marie Cangelosi Family Trust dated March 1, 2000,
as restated and any amendments thereto, a Trust

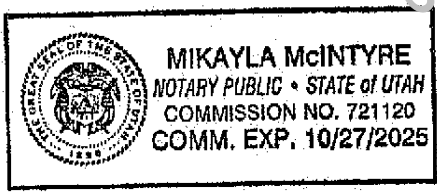
By *Donna Cangelosi*
Donna M. Cangelosi, Trustee

State of Utah)
) SS
County of Weber)

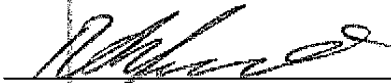
I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Donna M. Cangelosi, Trustee of the Donna Marie Cangelosi Family Trust dated March 1, 2000, as restated and any amendments thereto a Trust, is personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered said Deed as her own free and voluntary act, and as the free and voluntary act and deed of the Trust, for the uses and purposes therein set forth.

Given under my hand and official seal as of May 30, 2023

M. McIntyre (SEAL)
Notary Public



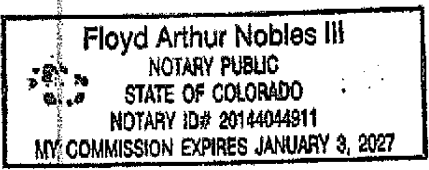
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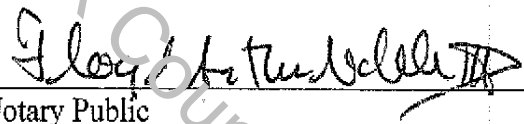

Robert A. Morrison

State of Colorado)
) SS
County of Douglas)

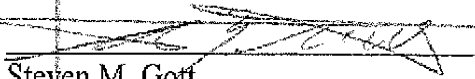
I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Robert A. Morrison, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered said Deed as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of May 30, 2023.




Notary Public (SEAL)

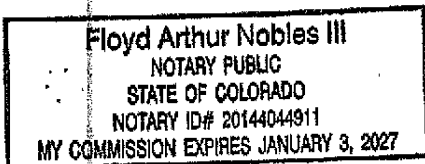
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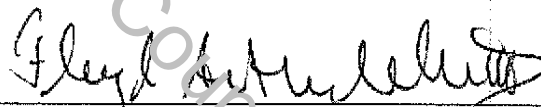

Steven M. Gott

State of Colorado)
) SS
County of Douglas)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Steven M. Gott, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered said Deed as his own free and voluntary act, for the uses and purposes therein set forth.

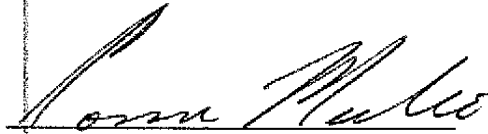
Given under my hand and official seal as of May 30, 2023.





Notary Public (SEAL)

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Connie Micale

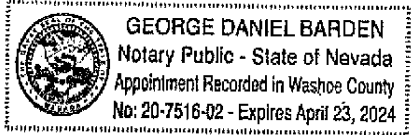
State of Nevada)
) SS
County of Washoe)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Connie Micale, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered said Deed as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of May 28, 2023.

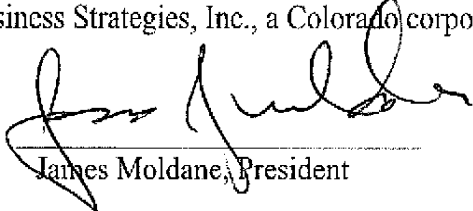


Notary Public (SEAL)
George Daniel Barden



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Key Business Funding, Inc., d/b/a Key
Business Strategies, Inc., a Colorado corporation

By: 
James Moldane, President

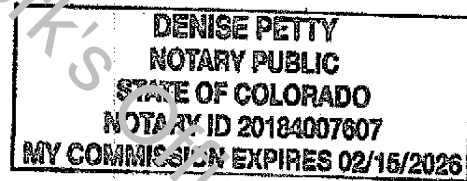
State of Colorado)
) SS
County of Douglas)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that James Moldane, President of Key Business Funding, Inc., d/b/a Key Business Strategies, Inc., a Colorado corporation, is personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered said Deed as his own free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

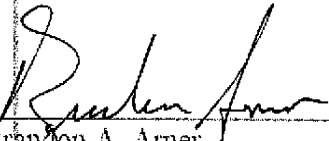
Given under my hand and official seal as of May 30, 2023.



Notary Public (SEAL)



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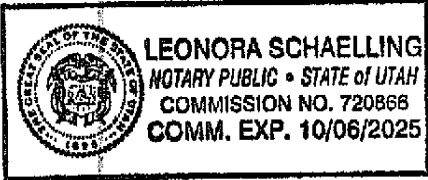


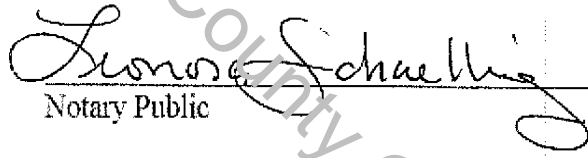
Brandon A. Arner

State of Utah)
) SS
County of Weber)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Brandon A. Arner, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered said Deed as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of May 31, 2023.





Notary Public (SEAL)

Deputy Clerk of Weber County Clerk's Office

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EXHIBIT A Legal Description

PARCEL 1: THAT PART OF BLOCKS 6 AND 18 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 6, BEING ALSO THE INTERSECTION OF THE WEST LINE OF SOUTH 54TH AVENUE AND A LINE 311 FEET NORTH OF THE SOUTH LINE OF SECTION 21; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 21, 333.81 FEET TO A POINT 50 FEET WEST OF THE ANGLE CORNER OF BLOCK 6; THENCE NORTHWESTERLY ALONG A LINE DRAWN TO A POINT 130 FEET NORTH OF THE SOUTH LINE OF BLOCK 18 AND 50 FEET WEST OF THE EAST LINE OF BLOCK 18, A DISTANCE OF 111.12 FEET; THENCE NORTH ALONG A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 18, A DISTANCE OF 725 FEET TO THE NORTH LINE OF SAID BLOCK 18, BEING ALSO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST; THENCE EAST ON THE NORTH LINE OF BLOCK 18, 21.06 FEET; THENCE NORTH ON A LINE 412.75 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 6, A DISTANCE OF 56.08 FEET; THENCE NORTHEASTERLY 149.7 FEET ALONG THE WESTERLY LINE OF A 20 FEET EASEMENT STRIP GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID EASEMENT STRIP 20 FEET TO THE EASTERLY LINE OF SAID EASEMENT STRIP; THENCE SOUTHERLY ON A STRAIGHT LINE DEFLECTING TO THE EAST FROM SAID SOUTHEASTERLY LINE OF SAID EASEMENT STRIP 4 DEGREES 55 MINUTES 1-1/2 SECONDS, A DISTANCE OF 70 FEET; THENCE SOUTH ON A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST, 80.36 FEET TO A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST; THENCE EAST ON SAID LINE 50 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST, A DISTANCE OF 19.39 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF BLOCK 6, A DISTANCE OF 50 FEET TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST; THENCE EAST ALONG THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST, A DISTANCE OF 354 FEET TO THE WEST LINE OF SOUTH 54TH AVENUE; THENCE SOUTH ON THE WEST LINE OF SOUTH 54TH AVENUE, A DISTANCE OF 824.88 FEET TO THE SOUTHEAST CORNER OF BLOCK 6 AND THE PLACE OF BEGINNING, ALL OF THE ABOVE DESCRIBED PROPERTY BEING IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 4 PARCELS OF LAND:

EXCEPTED PARCEL A:

A STRIP OF LAND 16 FEET IN WIDTH, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 6, BEING ALSO THE INTERSECTION OF THE WEST LINE OF SOUTH 54TH AVENUE AND A LINE 311 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21, AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF BLOCK 6 AND ALONG A WESTWARD EXTENSION OF SAID LINE, SAID SOUTH LINE BEING PARALLEL WITH SAID SOUTH LINE OF SECTION 21, A DISTANCE OF 333.81 FEET TO A POINT 50 FEET WEST OF THE ANGLE CORNER OF SAID BLOCK 6; THENCE NORTHWESTERLY ALONG A LINE DRAWN TO A POINT 130 FEET NORTH OF THE SOUTH LINE OF BLOCK 18 AND 50 FEET WEST OF THE EAST LINE OF SAID BLOCK 18, A DISTANCE OF 22.65 FEET TO A POINT 16 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE AFORESAID WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 6; THENCE EAST ALONG A LINE PARALLEL WITH THE HEREIN FIRST DESCRIBED LINE, A DISTANCE OF 349.81 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF SOUTH 54TH AVENUE, AND THENCE SOUTH ALONG SAID WEST LINE OF SOUTH 54TH AVENUE, A DISTANCE OF 16 FEET TO THE POINT OF BEGINNING;

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EXCEPTED PARCEL B:

THAT PART OF BLOCK 6 BOUNDED AND DESCRIBED AS FOLLOWS:: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SOUTH 54TH AVENUE WITH THE SOUTH LINE OF 19TH STREET EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE 354 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 50 FEET; THENCE WEST 16.39 FEET; THENCE SOUTHEASTERLY TO A POINT ON A LINE 69.98 FEET SOUTH OF THE SOUTH LINE OF 19TH STREET EXTENDED EAST, SAID POINT BEING 353.8 FEET WEST OF THE WEST LINE OF SOUTH 54TH AVENUE AS MEASURED ALONG SAID PARALLEL LINE; THENCE EAST ALONG SAID PARALLEL LINE 80.54 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 60.98 FEET; THENCE EAST PARALLEL WITH SAID EXTENDED LINE 273.26 FEET TO A POINT ON THE WEST LINE OF SOUTH 54TH AVENUE; THENCE NORTH ALONG SAID WEST LINE 9 FEET TO THE POINT OF BEGINNING;

EXCEPTED PARCEL C:

THAT PART LYING NORTH OF THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST;

EXCEPTED PARCEL D:

THAT PART OF THE EAST 50 FEET OF BLOCK 18 LYING NORTH OF THE SOUTH LINE OF BLOCK 6 EXTENDED WEST, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 18 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 30 FEET OF BLOCK 18 WITH THE WEST LINE OF SOUTH 54TH AVENUE, SAID NORTHERLY LINE BEING 311 FEET NORTH OF THE SOUTH LINE OF SECTION 21; THENCE WEST ON SAID NORTH LINE OF THE SOUTH 30 FEET OF BLOCK 18, 333.81 FEET TO A POINT 50 FEET WEST OF THE ANGLE CORNER OF SAID BLOCK 18; THENCE NORTHWESTERLY ON A LINE MAKING AN ANGLE TO THE LEFT 44 DEGREES 56 MINUTES 10 SECONDS WITH THE NORTH LINE OF THE SOUTH 30 FEET OF SAID BLOCK 18 EXTENDED WEST, 20.53 FEET, MORE OR LESS, TO A POINT 14.5 FEET NORTH MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTH 30 FEET OF BLOCK 18 EXTENDED WEST, SAID POINT BEING THE POINT OF BEGINNING OF THE REAL ESTATE TO BE DESCRIBED; THENCE WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 FEET OF BLOCK 18, 43.47 FEET, MORE OR LESS, TO A POINT 42 FEET EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 18 EXTENDED SOUTH; THENCE NORTH ON A LINE 8 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 18 EXTENDED SOUTH 43.41 FEET TO A POINT 61.43 FEET, MORE OR LESS, NORTHWESTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ON A LINE MAKING AN ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE AT LAST DESCRIBED POINT OF 44 DEGREES 56 MINUTES 10 SECONDS 61.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (EXCEPT THAT PART LYING WEST OF THE WEST LINE OF BLOCK 6 EXTENDED SOUTH), ALL IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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BEGINNING AT THE SOUTH EAST CORNER OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE INTERSECTION OF THE WEST LINE OF SOUTH 54TH AVENUE AND A LINE 311 FEET NORTH OF THE SOUTH LINE OF SECTION 21; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 21, 333.81 FEET TO A POINT 50 FEET WEST OF THE ANGLE CORNER OF BLOCK 6; THENCE NORTHWESTERLY ALONG A LINE DRAWN TO A POINT 130 FEET NORTH OF THE SOUTH LINE OF BLOCK 18 AND 50 FEET WEST OF THE EAST LINE OF BLOCK 18, A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 18, A DISTANCE OF 725 FEET TO THE NORTH LINE OF SAID BLOCK 18, BEING ALSO THE SOUTH LINE OF 19TH STREET EXTENDED EAST; THENCE EAST ALONG THE NORTH LINE OF BLOCK 18, 50 FEET; THENCE SOUTH 725 FEET; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SECTION 21, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

BEGINNING AT THE SOUTH EAST CORNER OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE INTERSECTION OF THE WEST LINE OF SOUTH 54TH AVENUE AND A LINE 311 FEET NORTH OF THE SOUTH LINE OF SECTION 21; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 21, 333.81 FEET TO A POINT 50 FEET WEST OF THE ANGLE CORNER OF BLOCK 6; THENCE NORTHWESTERLY ALONG A LINE DRAWN TO A POINT 130 FEET NORTH OF THE SOUTH LINE OF BLOCK 18 AND 50 FEET WEST OF THE EAST LINE OF BLOCK 18, A DISTANCE OF 141.42 FEET; THENCE NORTH ALONG A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 18, A DISTANCE OF 725 FEET TO THE NORTH LINE OF SAID BLOCK 18, BEING ALSO THE SOUTH LINE OF 19TH STREET EXTENDED EAST; THENCE EAST ALONG THE NORTH LINE OF BLOCK 18, 21.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE 412.75 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 6, A DISTANCE OF 56.08 FEET; THENCE NORTHEASTERLY 149.7 FEET ALONG THE WESTERLY LINE OF A 20 FEET EASEMENT STRIP GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID EASEMENT STRIP 20 FEET TO THE EASTERLY LINE OF SAID EASEMENT STRIP; THENCE SOUTHERLY ON A STRAIGHT LINE DEFLECTION TO THE EAST FROM SAID SOUTHEASTERLY LINE OF SAID EASEMENT STRIP 4 DEGREES 55 MINUTES 1.5 SECONDS, A DISTANCE OF 70 FEET; THENCE SOUTH ON A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST, 80.36 FEET TO A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST; THENCE EAST ON SAID LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTHEASTERLY 50.43 FEET ALONG A LINE THAT IS 20.33 FEET EAST OF THE EAST LINE OF BLOCK 18 TO THE SOUTH LINE OF WEST 19TH STREET EXTENDED; THENCE WEST ALONG SAID LINE A DISTANCE OF 70.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.