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Karen A. Yarbrough
Cook County Clerk
Date: 10/30/2023 02:47 PM Pg: 1 of 3

**Prepared by and after
recording return to:**

Charles M. Biggam III, Esq.
IFF
333 South Wabash Avenue, Suite 2800
Chicago, Illinois 60604

**PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES
AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, IFF, an Illinois not for profit corporation ("Lender"), hereby declares that it is the beneficiary and holder of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of December 29, 2015, executed by CHILDSERV, an Illinois not for profit corporation ("Borrower"), and filed for record with the Recorder's Office of Cook County, Illinois on March 4, 2016 as Document No. 1606416025 ("Mortgage"), to which reference is hereby made, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby discharges and releases from the lien imposed by the Mortgage on the real property described in Exhibit A hereto and all other portions of the Premises (as that term is defined in the Mortgage) located on, erected on, affixed to, or attached to the real property described in Exhibit A hereto (collectively, the "Released Property"), with the express intention and condition that the lien and priority of the Mortgage with respect to all of the Premises excluding the Released Property shall continue in full force and effect unimpaired and unaffected by this release, and that nothing contained herein shall release, or be deemed to release, Borrower from personal liability for obligations or liabilities under the Mortgage or Note (as defined in the Mortgage) which are intended to survive the repayment of the Loan (as defined in the Mortgage), including, without limitation, obligations in the nature of indemnities.

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IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed as of the 25 day of OCTOBER, 2023.

IFF,
an Illinois not for profit corporation

By: _____

Print: KIRBY BURKHOLDER

Title: PRESIDENT, CORE BUSINESS SOLUTIONS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 25 day of OCTOBER, 2023 before me, PAIGE FODOR, the undersigned officer, personally appeared KIRBY BURKHOLDER who acknowledged himself/herself to be the PRESIDENT, CORE BUSINESS of IFF, an Illinois not for profit corporation and that she, as such PRESIDENT, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing on behalf of IFF.



Name: _____

Print: PAIGE FODOR

Notary Public

Commission Expires: 11/19/2025

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EXHIBIT A

The Released Property

LOT 7 (EXCEPT THE SOUTH 8 INCHES THEREOF) IN LULLS AND BARNARDS SUBDIVISION OF BLOCK 9 IN WEST J. MORTON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0001469, IN COOK COUNTY, ILLINOIS

P.I.N. 16-11-125-0.6-0000

Commonly known as: 540 N Central Park Avenue, Chicago, Illinois 60624

LOT 3 IN THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6 IN BARNARD AND LULL'S SUBDIVISION OF BLOCK 9 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-11-125-013-0000

Commonly known as: 550 N Central Park Avenue, Chicago, Illinois 60624

[END OF RELEASED PROPERTY]