



Doc# 2405846014 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2024 10:02 AM PG: 1 OF 2

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that the UNITED STATES SMALL BUSINESS ADMINISTRATION, an agency of the United States, having its principle office in Washington, in the District of Columbia, and a Commercial Loan Servicing Center at 801 R. Street, Suite 101, Fresno, CA 93721-2365 (hereinafter called "SBA"), in consideration of Ten Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto the person(s) entitled thereto all right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain real estate mortgage from Tim S. Grover f/k/a Timothy Grover Mortgagor to U.S. Small Business Administration Mortgagee bearing the date of February 1, 2013, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on March 6, 2013 as Document No. 1306531027 on the premises therein described as follows, to wit:

Parcel 1:

P-01

UNIT 208 AND PARKING SPACE UNIT ~~P-1~~, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-98, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East subdivision of part of the unsubdivided lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 4, 2003 as document 0030301045, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded 0115106 as document number 0622717054, as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and Utility Easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as document 0020732020, as amended from time to time.

Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded 0115106 as document number 0622717053 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein. (Said burdened land commonly referred to in the aforementioned Declaration as the "Retail Parcel.")

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together with all the appurtenances and privileges thereunto belonging or appertaining.

Provided, however, that nothing contained herein shall be deemed to prejudice, affect, alter or diminish the rights of the undersigned, or its successors and assigns, as holder of the Note secured by said mortgage, as against those persons primarily liable thereunder and as against all guarantors or sureties thereof, or to prejudice, affect, alter or diminish the security for said Note other than the specific real estate being released herein.

UNITED STATES SMALL BUSINESS
ADMINISTRATION, AN AGENCY
OF THE UNITED STATES

By: [Signature] 6/27/2023
(Date)

Printed Name: Christine Phuangkeo
Title: Assistant Center Director

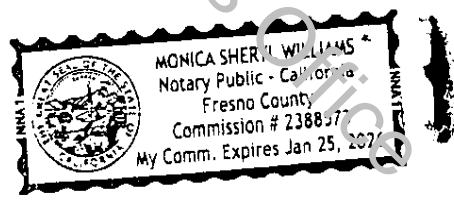
State of California
County of Fresno

On JUN 28 2023 before me, Monica Sheryl Williams, notary public, personally appeared Christine Phuangkeo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



This Instrument was prepared by:

U.S. Small Business Administration
Commercial Loan Service Center
801 R Street, Suite 101
Fresno, California 93721-2365

After Recording Mail To the Address:

Franklin Monroe
827 W Monroe St Ste 5000
Chicago IL 60606