

# UNOFFICIAL COPY

This Instrument Prepared by  
and to be Returned to:

Doc#: 2409924440 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/8/2024 2:04 PM Pg: 1 of 3

Andrew Lampert  
Federman Steifman LLP  
414 North Orleans Street  
Suite 210  
Chicago, Illinois 60654

Permanent Tax Index Numbers  
And Address: See Exhibit A

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**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.**

PARTIAL 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 **BLUE SHARK INVESTMENTS LIMITED LIABILITY COMPANY**, an Illinois limited liability company any title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by:

- Mortgage dated September 6, 2023 and recorded September 13, 2023 as Document No. 2325625087 made by Jaime L. Birks, an individual, Alejandro Corona, an individual, Blue Shark Investments Limited Liability Company, an Illinois limited liability company and Invest, LLC, an Illinois limited liability company, to The Budman Building, LLC, an Illinois limited liability company in the amount of \$850,000.00

in and to the premises, commonly known as, 2412 James St, Blue Island, IL 60406, described in Exhibit A attached hereto only, situated in the

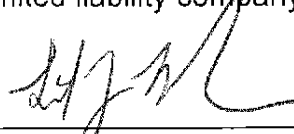
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County of Cook, State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, the undersigned has executed this instrument.

THE BUDMAN BUILDING, LLC an Illinois limited liability company

By:



Leigh Ballen  
Manager

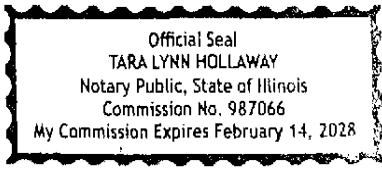
Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Tara Lynn 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 5 of April, 2024.

Notary Public Tara Lynn Hollaway  
My commission expires: 2-14-28



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Exhibit A

## LEGAL DESCRIPTION OF PROPERTY

LOT 6 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 8 IN ROBINSON'S ADDITION TO BLUE ISLAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2412 James St, Blue Island, IL 60406

Permanent Index Number: 24-36-408-015-0000

Property of Cook County Clerk's Office