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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

Doc#: 2410020023 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 9:21 AM Pg: 1 of 3

386328 RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that Royal Business Bank, Successor in Interest to Pacific Global Bank, 1055 Wilshire Blvd. Ste 1220, Los Angeles, CA 90017, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto Best Choice Property LLC, An Illinois Limited Liability Company, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by that certain Mortgage dated February 28, 2019 & Assignment of Rents dated February 28, 2019, and recorded March 08, 2019 & Assignment of Rents March 08, 2019 in the Recorder's Office of Cook, in the State of Illinois as Document Number 1906717013 of Mortgage & 1906717014 of Assignment of Rents, in and to the premises described below situated in the County of Cook, State of Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 8 IN H. L. STEWART'S SUBDIVISION OF LOTS 19 AND 20 IN BLOCK 8 OF THE SOUTH BRANCH ADDITION TO CHICAGO, BEING THE SOUTHEAST FRACTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

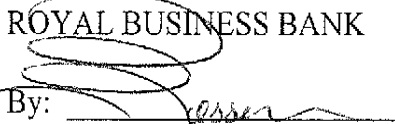

PIN: 17-28-109-006-0000

Property Address: 2354-2356 S Canal St, Chicago, IL 60616

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

WITNESS his/her hand and seal this 28th day of March 2024.

ROYAL BUSINESS BANK

By:  
Name & Title: Jessica Yung, SVP & Peter Tam, SVP

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State of _____) ss
County of _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2024.

See attached

Notary Public
My commission expires: _____

DOCUMENT PREPARED BY AND MAIL TO:

Royal Business Bank
1055 Wilshire Blvd.
Ste 1220
Los Angeles, CA 90017

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

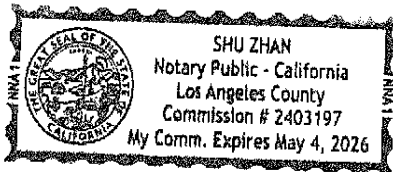
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 03/27/2024 before me, SHU ZHAN, notary public
Date Here Insert Name and Title of the Officer
 personally appeared Peter Tam and Jessica Young
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____