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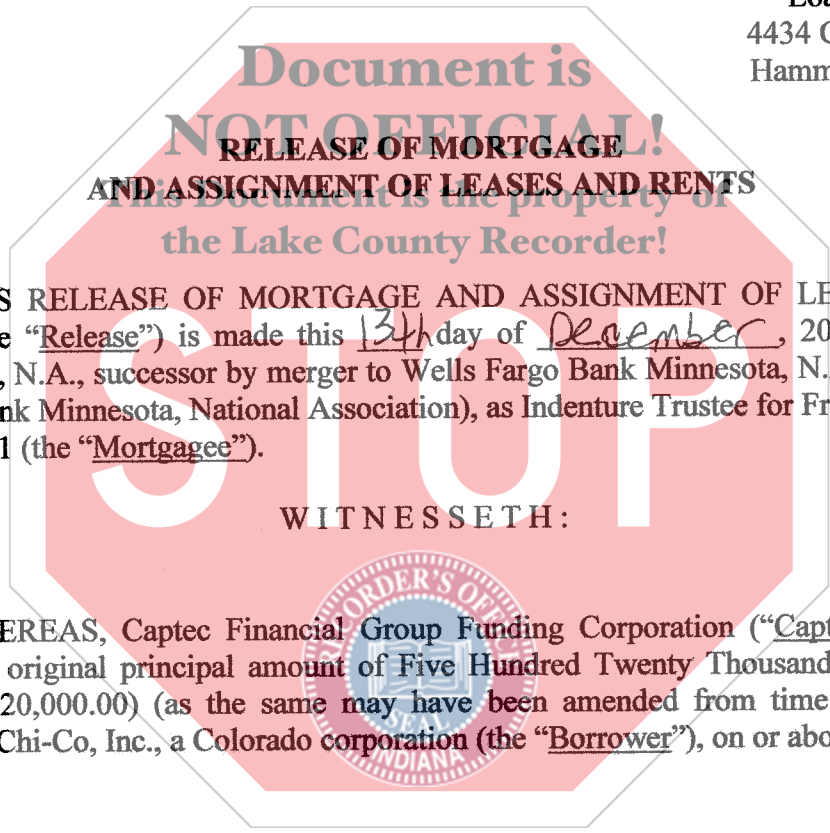
MICHAEL A. BROWN
RECORDER

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**Prepared By, and After
Recording Return To:**

Jeff Jackson
Eckelberger & Jackson, LLC
7120 East Orchard Road, Suite 450
Englewood, CO 80111

Loan No. 06504
4434 Calumet Ave.
Hammond, Indiana



THIS RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS (the "Release") is made this 13th day of December, 2006 by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., (formerly Norwest Bank Minnesota, National Association), as Indenture Trustee for Franchise Loan Trust 1998-1 (the "Mortgagee").

WITNESSETH:

WHEREAS, Captec Financial Group Funding Corporation ("Captec") made a loan in the original principal amount of Five Hundred Twenty Thousand and No/100 Dollars (\$520,000.00) (as the same may have been amended from time to time, the "Loan") to Chi-Co, Inc., a Colorado corporation (the "Borrower"), on or about November 14, 1997;

WHEREAS, Borrower granted to Captec that certain Mortgage and Assignment of Leases and Rents dated on or about November 14, 1997 (as the same may have been amended from time to time, the "Mortgage") to secure Borrower's obligations under the Loan, which Mortgage was recorded on April 3, 1998 as Document Number 98023785 in

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LP
CT

Chicago Title Insurance Company

on 620047433 / NBU# 20403788

Lake County, Indiana, and which Mortgage encumbered the following described real property (the "Property"):

Lots 31, 32, 33, 34, 35 and 36 in Block 4 in Rolling Mill Addition to the City of Hammond, as per plat thereof, recorded June 9, 1886 in Plat Book 1 Page 105, in the Office of the Recorder of Lake County, Indiana.

Address of Real Estate: 4434 Calumet Ave., Hammond, Indiana
Tax Key No.: 35-326-25

WHEREAS, the Mortgage was subsequently assigned to Mortgagee; and

WHEREAS, the Loan has been paid in full and/or the purposes of the Mortgage have been fully satisfied, and therefore Mortgagee desires to cause the Mortgage to be fully and forever released and discharged of record.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee hereby fully and forever releases and discharges the Mortgage in its entirety, and therefore hereby fully and forever releases and discharges the Property of and from the lien and encumbrance of the Mortgage.

IN WITNESS WHEREOF, the Mortgagee has executed this Release as of the day and year first written above.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
MORTGAGEE:

WELLS FARGO BANK, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A. (formerly known as Norwest Bank Minnesota, National Association), as Indenture Trustee for Franchise Loan Trust 1998-1

By: The Bank of New York, as Servicer



By: 

Michael P. Randall, Vice President

STATE OF Texas)
COUNTY OF Dallas) SS.

I, Stephanie L. Johnson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael P. Randall, a Vice President of The Bank of New York, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 6 day of December, 2006.

Stephanie L. Johnson
NOTARY PUBLIC

My commission expires: 10/10/09

