

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the _____ day of _____ in the year _____

BETWEEN

party of the first part, and

party of the second part,

WHEREAS, the party of the first part is the holder of the following mortgage _____ and of the bond _____ or note secured thereby:

Mortgage dated the _____ day of _____ in the year _____, made by _____ to

in the principal sum of \$ _____ and recorded in Liber/Reel/CRFN/Document ID _____ of mortgages, Page _____ in the office of the _____ of the _____ covering certain lands and tenements, of which the lands hereinafter described are part, and

WHEREAS, the party of the first part, at the request of the party of the second part, has agreed to give up and surrender the lands hereinafter described unto the party of the second part, and to hold and retain the residue of the mortgaged lands as security for the money remaining due on said _____ mortgage _____,

NOW THIS INDENTURE WITNESSETH, that the party of the first part, in pursuance of said agreement and in consideration of

(\$ _____) Dollars, lawful money of the United States, paid by the party of the second part, does grant, release and quitclaim unto the party of the second part, all that part of said mortgaged lands described as follows:

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof and in and to any fixtures and articles of personal property which are now contained in said premises and which may be covered by said mortgage.

TOGETHER with the hereditaments and appurtenances "hereunto belonging, and all right, title and interest of the party of the first part, in and to the same, to the intent that the lands hereby released may be discharged from said mortgage _____, and that the rest of the lands in said _____ mortgage specified may remain mortgaged to the party of the first part as heretofore."

TO HAVE AND TO HOLD the lands and premises hereby released and quitclaimed to the party of the second part, and to the heirs, successors and assigns of the party of the second part forever, free, clear and discharged of and from all lien and claim under and by virtue of said mortgage aforesaid.

IN WITNESS WHEREOF, the party of the first part has executed this release the day and year first above written.

IN PRESENCE OF:

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking proof)

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking proof)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____ ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____,
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____.

(insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

RELEASE OF PART OF MORTGAGED PREMISES

TITLE NO.:

TO

DISTRICT:
SECTION:
BLOCK:
LOT:
PREMISES:
COUNTY:

RECORD AND RETURN TO:

201 Old Country Road, Suite 200, Melville, NY 11747
631.424.6100 • 800.285.1551 • Fax: 631.424.6049
245 Park Avenue, New York, NY 10167 • 212.672.1960
www.advantagetitle.com

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RESERVE THIS SPACE FOR USE OF RECORDING OFFICE