



0420929169

This instrument prepared by and,  
After recording, mail to:  
840 Lake Shore Drive, L.L.C.  
350 West Hubbard, Suite 301  
Chicago, Illinois 60610  
Attn: Stephen F. Galler, Esq.

Doc#: 0420929169  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/27/2004 10:26 AM Pg: 1 of 4

1 OF 2

Property Address:  
840 North Lake Shore Drive  
Chicago, Illinois 60611

Permanent Index Numbers:  
17-03-228-029-8002 and 17-03-228-026-0000  
(affects subject property and other land)

**PARTIAL RELEASE OF MORTGAGE AND OTHER DOCUMENTS**

KNOW ALL MEN BY THESE PRESENTS that ISAR LAKE SHORE LLC, a Delaware limited liability company ("ISAR"), as assignee for BAYERISCHE HYPO-UND VEREINSBANK AG, New York Branch, a New York banking corporation ("Agent"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, convey, release and quit-claim unto 250 EAST PEARSON, L.L.C., 270 EAST PEARSON, L.L.C., and 840 LAKE SHORE DRIVE, L.L.C., all of the right, title, interest, claim or demand whatsoever they or any of them may have assigned in, through or by (a) that certain Mortgage, (b) that certain Assignment of Leases, and (c) those certain Unit Subleases, all of which are described as follows:

CND

DAC

ACO400805

Mortgage, Security Agreement, Assignment of Leases, Rents and Revenues and Fixture Filing dated as of July 31, 2000 and recorded August 2, 2000 with the Recorder of Deeds of Cook County, Illinois as Document No. 00600275, as assigned by Agent to ISAR by Assignment of Mortgage dated as of December 30, 2002 and recorded January 23, 2003 with the Recorder of Deeds of Cook County, Illinois as Document No. 0030108297; and

Assignment of Leases, Rents and Revenues dated as of July 31, 2000 and recorded August 2, 2000 with the Recorder of Deeds of Cook County, Illinois as Document No. 00600276, as assigned by Agent to ISAR by Assignment of Mortgage dated as of December 30, 2002 and recorded January 23, 2003 with the Recorder of Deeds of Cook County, Illinois as Document No. 0030108297; and

BOX 333

# UNOFFICIAL COPY

Unit Subleases dated as of September 11, 2003 and recorded September 12, 2003 with the Recorder of Deeds of Cook County, Illinois as Document Nos.

0325542158, 0325542175, 0325542176, 0325542178,  
 0325542170, 0325542183, 0325542190, 0325542191,  
 0325542152, 0325542181, 0325542187, 0325542201,  
 0325542274, 0325542275, 0325542303, 0325542304,  
 0325542343, 0325542344, 0325542290, 0325542291,  
 0325542317, 0325542318, 0325542270, 0325542235,  
 0325542236, 0325542257, 0325542331, 0325542332,  
 0325542307, 0325542308, 0325542334, 0325542335,  
 0325542326, 0325542327

to a portion of the property therein described, located at 840 North Lake Shore Drive, Chicago, Illinois, which is legally described on Exhibit "A" attached hereto and made a part hereof, together with all of the appurtenances and privileges thereunto belonging and appertaining.

It is expressly understood and agreed by and between the parties hereto that this release is in no way to operate to release or discharge the lien of said Mortgage or Assignment of Leases upon any other of the premises described therein, but is only to release the portion thereof which is particularly above-described and none other; and that the remaining and unreleased portion of the premises described in said Mortgage, Assignment of Leases and Unit Subleases is to remain as security for the payment of the indebtedness the payment of which is secured thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage and Assignment of Leases and the Note therein mentioned.

IN WITNESS WHEREOF, ISAR LAKE SHORE LLC has executed this instrument as of the 18th day of March, 2004

ISAR LAKE SHORE LLC

By: [Signature]  
 Its: \_\_\_\_\_

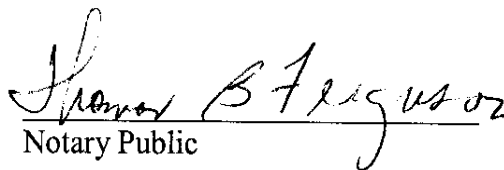
By: [Signature]  
 Its: \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF NEW YORK    )  
  ) SS.  
COUNTY OF NEW YORK )

I, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that as of this date STEPHEN ALTMAN and PETER HANNIGAN, as Managing Directors of ISAR LAKE SHORE LLC, personally appeared before me and acknowledged that they executed the aforesaid instrument as their free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

My commission expires \_\_\_\_\_.

  
Notary Public

**THOMAS B. FERGUSON**  
Notary Public, State of New York  
No. 01FE4637789  
Qualified in Queens County  
Cert. Filed in  
Commission Expires July 31, 2026

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION OF RELEASED UNITS

PARCEL 1: UNITS NOS. 201, 401, 801, 903, 1001, 1003, 1103, 1202, 1303, 1501, 1502, 1803, P53, P54, P82, P83, P122, P123, P69, P70, P96, P97, P49, P14, P15, P36, P110, P111, P86, P87, P113, P114, P105, P106 IN THE 840 NORTH LAKE SHORE DRIVE CONDOMINIUM (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 840 LAKE SHORE DRIVE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584668, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614550, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169901 AND SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 11, 2003 AS DOCUMENT NUMBER 0325432158, AND BY UNIT SUBLEASE RECORDED SEPTEMBER 12, 2003 AS DOCUMENT NUMBERS 0325542158, 0325542175, 0325542176, 0325542178, 0325542170, 0325542183, 0325542190, 0325542191, 0325542152, 0325542181, 0325542187, 0325542201, 0325542274, 0325542275, 0325542303, 0325542304, 0325542343, 0325542344, 0325542290, 0325542291, 0325542317, 0325542318, 0325542270, 0325542235, 0325542236, 0325542257, 0325542331, 0325542332, 0325542307, 0325542308, 0325542334, 0325542335, 0325542326, 0325542327, , WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HERINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN LOTS IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 032542161, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 840 North Lake Shore Drive  
Chicago, Illinois 60611

PIN #: 17-03-228-029-8002 and 17-03-228-026-0000  
(affects subject property and other land)