

UNOFFICIAL COPY



This instrument was prepared by, and after recording return to:

Dean J. Marks, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive, Suite 2500
Chicago, Illinois 60601

Doc#: 0812044008 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2008 10:52 AM Pg: 1 of 4



PARTIAL RELEASE OF CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING

Reference is hereby made to (i) the Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated September 28, 2007, made by 55 CHICAGO PARTNERS, LLC, a Florida limited liability company to LASALLE BANK NATIONAL ASSOCIATION, a national banking association, and recorded on October 2, 2007, in the Office of the Recorder of Deeds in and for Cook County, Illinois in Document Number 0727544022 (the "Mortgage"); (ii) the Assignment of Rents and Leases, dated September 28, 2007, between CHICAGO PARTNERS, LLC, a Florida limited liability company, as Assignor, to LASALLE BANK NATIONAL ASSOCIATION, a national banking association (hereinafter referred to as "Assignee"), recorded on October 2, 2007, in the Office of the Recorder of Deeds in and for Cook County, Illinois in Document Number 0727544023 (the "Assignment of Lease"); (iii) the UCC Financing Statement from 55 CHICAGO PARTNERS, LLC, as debtor, and LASALLE BANK NATIONAL ASSOCIATION, as secured party, filed on October 2, 2007, and recorded in document 200706680268 (the "Financing Statement").

WHEREAS, the indebtedness secured by the Mortgage has been partially paid and/or the purpose of the Mortgage has been fully satisfied;

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lender hereby releases the Land and collateral described on Exhibit A hereto and all of the other collateral described in the Mortgage from the lien of the Mortgage, the Assignment of Lease, the UCC Financing Statement and all associated or related documents (the "Related Documents"), and hereby directs the recorder's office of Cook County, Illinois to partially discharge the Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, the UCC Financing Statement and any Related Documents of record.

First American Title Order #

NCS 297791-005
1 OF 1 AMC

CHI 57,181,808v1

1

PARTIAL RELEASE OF MORTGAGE -
55 W. WACKER, SUITE 4TH FLOOR
COOK COUNTY, IL

4

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Lender has caused this Partial Release to be executed and delivered by its duly authorized officer as of this 24th day of April, 2008.

LASALLE BANK, as Agent

By: MM
Name: Todd M. Slagle
Title: vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

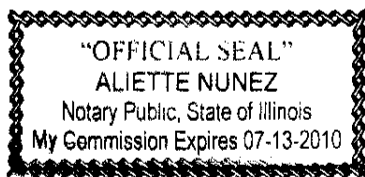
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On this 23rd day of April, 2008, before me, the undersigned Notary Public, personally appeared Todd M Slagle, VP of LaSalle Bank National Association, a national banking association, and known to me to be an authorized agent of LaSalle Bank National Association that executed the Partial Release of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, the UCC Financing Statements and any Related Documents of record and acknowledged the Partial Release of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, the UCC Financing Statements and any Related Documents of record to be the free and voluntary act and deed of LaSalle Bank National Association, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Partial Release of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, the UCC Financing Statements and any Related Documents of record and in fact executed the Partial Release of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, the UCC Financing Statements and any Related Documents of record on behalf of LaSalle Bank National Association.

By *Aliette Nunez*

Notary Public in and for the State of Illinois

My commission expires 7-13-2010



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14D, 14E, 14F, 14G, 14H, 14J, 14K, 14L, 14M, 14N, 14P, 14Q, P21 AND P22 IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1990 AND RECORDED AS DOCUMENT 91092145 FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO, FROM, AND THROUGH THE PLAZA (AS DEFINED IN SAID AGREEMENT) AND WALKWAY (AS DEFINED IN SAID AGREEMENT) FOR GRANTOR AND GRANTEE AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTEE'S BUILDING AND THEIR EMPLOYEES, AGENTS AND INVITEES OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS DEFINED ON EXHIBIT C OF THE AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT FOR 55 WEST WACKER DRIVE, MADE BY 55 CHICAGO PARTNERS, LLC, DATED OCTOBER 23, 2007 AND RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403103, IN COOK COUNTY, ILLINOIS.

Pin # 17-09-423-007-0000
17-09-423-008-0000