



Doc#: 0926029049 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2009 12:23 PM Pg: 1 of 3

This Instrument Was Prepared by  
And after recording return to:

Lawrence M. Gritton  
LAWRENCE M. GRITTON LTD.  
400 West Huron  
Chicago, Illinois 60610

MAIL TO  
01680136  
# of \$  
NNNT  
KW

PARTIAL RELEASE OF MORTGAGE

**KNOW ALL MEN BY THESE PRESENTS, THAT SMITHFIELD PROPERTIES FINANCING GROUP LLC**, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**Mortgagee**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto **SMITHFIELD PROPERTIES XL, L.L.C.**, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**Mortgagor**"), and its successors and/or assigns, all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by that certain Mortgage and Security Agreement dated as of September 29, 2005 and recorded by the Cook County Recorder of Deeds on October 28, 2005, as Document No. 0530103116, as modified by First Amendment to Mortgage and Assignment of Rents dated as of August 23, 2007 and recorded August 24, 2007 as document number 0723660082, Third Modification to Loan Documents with Assignment and Assumption dated as of April 9, 2008 and recorded April 14, 2008, as document number 0810531102, and Fourth Modification to Loan Documents with Assignment and Assumption dated as of October 29, 2008 and recorded November 7, 2008, as document number 0831234085, and as assigned to Mortgagee by Assignment of Mortgage dated as of April 14, 2009 and recorded April 21, 2009 as document number 0911131070 ("**Mortgage**"), made by Mortgagor to Geneva Leasing Associates, Inc. and assigned to Mortgagee, ONLY with respect to the property described in Exhibit A attached hereto, which instrument was delivered to secure a Promissory Note dated as of September 29, 2005 in the original principal amount of \$70,000,000.00 made by Mortgagor to said Geneva Leasing Associates, Inc. and increased to \$72,500,000.00 and assigned to Mortgagee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien of the Mortgage only as to the property herein described in said Exhibit A, and that nothing herein shall be construed to waive, affect, release or impair the validity of the lien of the Mortgage as to any other property described therein.

*[Remainder of this page intentionally blank - signature page follows]*

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Unit 2307, together with the exclusive right to use Storage Space S108, limited common element(s), in The Residences at The Joffrey Tower Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

#### Parcel 1:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, as may be amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

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PIN: 17-10-305-010

ADDRESS: Unit 2307, 8 E. Randolph Street, Chicago, Illinois