

UNOFFICIAL COPY

RECORDING REQUESTED BY,)
 AND WHEN RECORDED, MAIL TO:)
)
 Jonathan D. Levy)
 Pircher, Nichols & Meeks)
 900 North Michigan Avenue)
 Suite 1050)
 Chicago, Illinois 60611)
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Doc#: 1011231112 Fee: \$40.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/22/2010 04:02 PM Pg: 1 of 3

01100119 (K) 2/2/2010
 MAIL TO

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: that Schwartz Family Partnership, a partnership ("Lender"), having an address of c/o Pilot Real Estate Group, 10 Glenville Street, 3rd Floor, Greenwich, Connecticut 06831, Attention Mr. Eric Schwartz, does hereby release that certain mortgage (the "Mortgage"), captioned "MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING," dated as of March 23, 2010, by Metropolitan Tower II LLC, a Delaware limited liability company ("Borrower"), having an address of c/o Pilot Real Estate Group, 10 Glenville Street, 3rd Floor, Greenwich, Connecticut 06831, Attention: Mr. Robert J. Rieger, in favor of Lender, recorded with the Recorder of Deeds of Cook County, Illinois on March 26th, 2010, as Document No. 1008529130, which Mortgage covers the real property described in Exhibit A attached hereto, and is incorporated herein by reference.

Property Address: 310 South Michigan Avenue, Unit 501, 2004, 2005, Chicago, Illinois
 P.I.N.s: 17-15-107-077-1186 (Parking P4-19); 17-15-107-077-1200 (Parking P4-41);
 17-15-107-077-1236 (Parking P5-6); 17-15-107-077-1310 (Unit 501);
 17-15-107-077-1442 (Unit 2004); 17-15-107-077-1443 (Unit 2005);

It is expressly understood and agreed that THIS IS A PARTIAL RELEASE effective only as to the real property described in Exhibit A attached hereto and incorporated herein by reference, and the lien of the Mortgage, as to all other property described in and conveyed by the Mortgage not heretofore nor hereby released from the lien of the Mortgage, shall continue in full force and effect.

[Signatures on Following Page]

UNOFFICIAL COPY**Exhibit B****PARCEL 1:**

UNIT 501 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S5-B, UNIT 2004 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S20-E, AND UNIT 2005 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACES S20-F, AND PARKING SPACE UNITS P4-19, P4-41, AND P5-6, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND AS AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

PINS 17-15-107-077-1186, 1200, 1236, 1310, 1442, 1443