



Doc#: 1020010021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2010 12:02 PM Pg: 1 of 3

RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:

Jonathan D. Levy
Pircher, Nichols & Meeks
900 North Michigan Avenue
Suite 1050
Chicago, Illinois 60611

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 26, 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 2104, Chicago, Illinois
PINs: 17-15-107-077-1455 (Unit 2104)
17-15-107-077-1105 (Pkg P2-23)

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]

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LM
MMT
01100303

AK
REC'D

UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender caused these presents to be signed this ___ day of June, 2010.

Schwartz Family Partnership,
a partnership

By: [Signature]
Name: Eric Schwartz
Its: Partner

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Eric Schwartz, the partner of Schwartz Family Partnership, a partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that [s]he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company and as [her]his own free and voluntary act, for the uses and purposes set forth therein.

Give under my hand and Notarial Seal this 30TH day of June, 2010.

[Signature]
Notary Public

6/26/11
Commission Expires



UNOFFICIAL COPY**PARCEL 1:**

UNIT 2104, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S21-E, LIMITED COMMON ELEMENT(S), AND PARKING SPACE UNIT P2-23, 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.

Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

PINs: 17-15-107-077-1455 & 17-15-107-077-1105