

# UNOFFICIAL COPY



When recorded, return to:

Robert J. Rudnik  
The Prime Group, Inc.  
321 North Clark Street, Suite 2500  
Chicago, Illinois 60654

Doc#: 1031613092 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/12/2010 01:29 PM Pg: 1 of 4

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## PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

For Ten Dollars (\$10.00) and other good and valuable consideration, iStar FM Loans LLC, a Delaware limited liability company ("Mortgagee") hereby partially releases from the lien of:

1. That certain Mortgage and Fixture Filing, dated March 16, 2007, and recorded in the Office of the Recorder of Cook County, Illinois on March 19, 2007 as Document No. 0707845025 (the "Original Mortgage"), made by Ten East Delaware, LLC, an Illinois limited liability company ("Mortgagor") to Fremont Investment and Loan, a California industrial bank ("Fremont"), which Original Mortgage was assigned by Fremont to Mortgagee by Instrument recorded in the Office of the Recorder of Cook County, Illinois on July 27, 2007 as Document No. 0719813000, and which Original Mortgage was amended by that certain Amendment to Mortgage and Fixture Filing and Assignment of Rents (and Leases) ("Amendment"), dated as of March 26, 2010, and recorded in the Office of the Recorder of Cook County, Illinois on April 6, 2010 as Document No. 1009629038 (the Original Mortgage, as amended by the Amendment and as heretofore or hereafter may be further amended, is referred to herein as the "Mortgage"); and

2. That certain Assignment of Rents and Leases, dated March 16, 2007, and recorded in the Office of the Recorder of Cook County, Illinois on March 19, 2007 as Document No. 0707845026 (the "Original Assignment of Rents"), made by Mortgagor to Fremont, which Original Assignment of Rents was assigned by Fremont to Mortgagee by Instrument recorded in the Office of the Recorder of Cook County, Illinois on July 27, 2007 as Document No. 0719813000, and which Original Assignment of Rents was amended by the Amendment (the Original Assignment of Rents, as amended by the Amendment and as heretofore or hereafter may be further amended, is referred to herein as the "Assignment of Rents");

Mortgagee's interest in the real estate in Cook County, Illinois which is legally described on Exhibit A attached hereto (the "Released Real Estate") and all improvements therein or thereon.

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*100, 142, etd.*

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Notwithstanding any provision herein to the contrary, this Partial Release shall not release, affect or impair Mortgagee's continuing interest in any real property secured by the Mortgage and the Assignments of Rents or the improvements therein and thereon, other than the Released Real Estate and the improvements in and on the Released Real Estate.

Except as provided herein, all of the terms and provisions of the Mortgage and the Assignment of Rents remain in full force and effect.

IN WITNESS WHEREOF, Mortgagee has caused this Partial Release to be signed as of this 13th day of October, 2010.

iStar FM Loans LLC, a limited liability company

By [Signature]  
Its Senior Vice President

STATE OF CALIFORNIA )  
   )  
   ) SS.  
COUNTY OF ORANGE )

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ of iStar FM Loan LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public

Prepared by:  
Pedersen & Hout, P.C.  
161 N. Clark Street, Suite 3100  
Chicago, Illinois 60601  
Attn: Herbert J. Linn

950115075  
100, 14E, et al.

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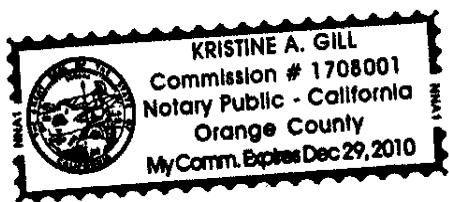
## California All-Purpose Acknowledgment

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF ORANGE )

On October 15, 2010, before me, Kristine A. Gill, Notary Public, personally appeared Ali Govahi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



*Kristine A. Gill*  
 \_\_\_\_\_  
 Notary Public

ATTACHED TO:

Document: Partial Release of Mortgage and Assignment of Rents.  
 Dated: October 13, 2010  
 Other Info: RE: Loan #: 950115075 / Ten East Delaware LLC – Units 10C, 14E, 16D, 30BC, 31A, 31BC, 32A, 32C, and PHA-2.

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## EXHIBIT A

### LEGAL DESCRIPTION

RESIDENTIAL UNIT NO. 10C, 14E, 16D, 30BC, 31A, 31BC, 32A, 32C, AND PH A-2 AND PARKING UNIT NO. P19, P20, P35, P36, P40, P41, P42, P84, P135, P143, P150, P171, AND P180, IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-03-209-005 (AFFECTS OTHER PROPERTY)  
17-03-209-008 (AFFECTS OTHER PROPERTY)  
17-03-209-009 (AFFECTS OTHER PROPERTY)  
17-03-209-010 (AFFECTS OTHER PROPERTY)  
17-03-209-021 (AFFECTS OTHER PROPERTY)  
17-03-209-023 (AFFECTS OTHER PROPERTY)  
17-03-209-024 (AFFECTS OTHER PROPERTY)

Commonly known as: Residential Unit 10C, 14E, 16D, 30BC, 31A, 31BC, 32A, 32C, and PH A-2 and Parking Unit P19, P20, P35, P36, P40, P41, P42, P84, P135, P143, P150, P171, and P180, 10 E. Delaware Place, Chicago, Illinois.

5/20/2021