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Doc#: 1110341015 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2011 09:41 AM Pg: 1 of 4

This instrument was prepared by
and after recording should be
returned to:

Val D. Mathelier, Esq.
DLA Piper US LLP
203 N. LaSalle Street
Chicago, Illinois 60601

This space reserved for Recorder's use only.

RELEASE OF LIEN OF MORTGAGE AND LOAN DOCUMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, URBAN BROADWAY MEZZ, LLC, an Illinois limited liability company ("Lender") being the owner and holder of the following loan documents (collectively, the "Loan Documents"):

- (i) Mortgage dated February 28, 2008 by Broadway 3012 LLC ("Borrower") in favor of First Bank ("Original Lender") recorded March 11, 2008 as Document Number 0807133000;
- (ii) Unrecorded First Modification Agreement dated March 10, 2008;
- (iii) Second Modification Agreement dated May 26, 2009 by and between Borrower, Michael P. O'Connor, Jonathan H. Zitzman and Original Lender;
- (iv) Assignment of Rents by Borrower in favor of Original Lender recorded March 11, 2008 as Document Number 0807133001;
- (v) Assignment of Mortgage and Assignment of Rents from Original Lender and M&I Bank to Lender recorded October 22, 2010 as Document Number 1029545048;
- (vi) Financing Statement recorded March 11, 2008 as Document Number 0807133002;
- (vii) Assignment of Financing Statement recorded October 22, 2010 as Document Number 1029545049; and
- (viii) Intercreditor and Subordination Agreement dated February 28, 2008 by and among Borrower, Lender, Michael P. O'Connor, Jonathan H. Zitzman and Original Lender recorded March 24, 2008 as Document Number 0808435450.

Each securing that certain Promissory Note (the "Note") dated February 28, 2008 from Borrower to Original Lender, and certain promises and obligations set forth in said Loan Documents, upon the property situated in said state and county described to wit:

S Y
P 4
S N
SC Y
INT 2

Box 400-CTCC

8839636028K

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See Exhibit A attached hereto and incorporated herein

acknowledge that said property is released from the Loan Documents and hereby direct the Recorder of Deeds to cancel the Loan Documents of record.

Furthermore, the lien created against the real property described in the Loan Documents (the "Property") is released in its entirety and in all respects, Lender shall have no continuing rights, interests or privileges whatsoever with respect to the Property, or any portion thereof, and Lender shall have no rights of action, foreclosure, recourse or otherwise whatsoever with respect to or against the Property, or any portion(s) thereof, from and after the date hereof, including, without limitation, arising from any purported breach or default by Borrower or its successors or assigns of any obligations that purport to have survived the release made hereby.

[Signature Page Follows]

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WITNESS my hand and seal, this 31st day of March, 2011.

URBAN BROADWAY MEZZ, LLC,
an Illinois limited liability company

By: DV Urban Realty Partners I, L.P.,
a Delaware limited partnership,
its sole member

By: DV Realty Advisors LLC, a Delaware
limited liability company, its sole general partner

By: JCJ Family LLC, an Illinois limited
liability company, its sole member and manager

By: [Signature]
Name: Jared A Davis
Title: Manager

STATE OF Illinois)
)SS
COUNTY OF COOK)



This instrument was acknowledged before me on this 31 day of March, 2011, by Jared A. Davis, as Manager of DV Realty Advisors LLC, a Delaware limited liability company, the managing general partner of DV Urban Realty Partners I, L.P., a Delaware limited partnership, a member of Urban Broadway Mezz, LLC, an Illinois limited liability company, on behalf of said entity.

My Commission expires:
4-1-12

Jennifer Y Gore
Notary Public

Jennifer Y Gore
Printed/Typed Name of Notary

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EXHIBIT A Legal Description

PARCEL 1:

THE NORTH 1/2 OF LOT 4 (EXCEPT THE WEST 90.00 FEET THEREOF) AND ALL OF LOTS 1, 2, 3 IN BLOCK 5 IN KNOKE AND GARDNER'S SUBDIVISION OF 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 150.00 FEET OF LOT 7 AND ALL OF LOT 8 IN THE SUBDIVISION BY JOHN NOBLE, OF THAT PART OF LOT 2, OF BICKERDIKE AND STEELE'S SUBDIVISION LYING EAST OF THE STATE DITCH IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID EAST 150.00 FEET OF LOT 7, THAT PORTION THEREOF, IF ANY, LYING NORTH OF A LINE 384.00 FEET NORTH OF THE NORTH LINE OF WELLINGTON AVENUE, AS WIDENED), IN COOK COUNTY, ILLINOIS.

Common Address: 3012-3036 N. Broadway St., Chicago, IL 60657-5316

P.I.N.(s): 14-28-107-059-0000; 14-28-107-027-000; 14-28-107-050-0000; and 14-28-107-052-0000