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Doc#: 1114518014 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2011 11:36 AM Pg: 1 of 5

PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES AND RENTS

Made by

U.S. BANK NATIONAL ASSOCIATION, as Trustee for the registered holders of COMM 2010-C1  
Commercial Mortgage Pass-Through Certificates, as successor trustee  
("Lender")

Property Addresses: 444 Skokie Boulevard, Northbrook, Illinois 60062  
04-02-402-029-0000  
04-02-402-034-0000

This Instrument was prepared by and  
After recording return to:

Mark Denny  
Kilpatrick Townsend & Stockton LLP  
Suite 2500  
214 North Tryon Street  
Charlotte, NC 28202-2381

Return To:  
Stewart Title NTS - Chicago  
2 N. LaSalle Street, Suite 1400  
Chicago, IL 60602  
Ph: 312-849-4400

*B. Anderson*  
11 330 266

Property of Cook County Clerk's Office

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## PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT AND

### ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, as Trustee for the registered holders of COMM 2010-C1 Commercial Mortgage Pass-Through Certificates, as successor trustee ("Lender"), is the owner and the holder of the following instruments, which are recorded in the public records of Cook County, Illinois:

1. Mortgage, Assignment of Leases and Rents and Security Agreement by 400 Skokie Boulevard LLC ("Mortgagor") in favor of Ladder Capital Finance I LLC ("Ladder") dated August 19, 2010, and recorded in the Land Records of Cook County, Illinois as Document No. 1023731073, and now held of record by Lender by virtue of that certain Assignment of Mortgage, Assignment of Leases and Rents and Security Agreement recorded in the Land Records of Cook County, Illinois as Document No. 1105922094 (collectively the "Mortgage").

2. Assignment of Leases and Rents from Mortgagor in favor Ladder dated August 19, 2010, and recorded in the Land Records of Cook County, Illinois as Document No. 1023731074, and now held of record by Lender by virtue of that certain Assignment of Assignment of Leases and Rents recorded in the Land Records of Cook County, Illinois as Document No. 1105922095 (collectively the "ALR").

WHEREAS, Mortgagor has requested Lender to release the property hereinafter described from the lien and operation thereof;

NOW THEREFORE, Lender in consideration of the premises and other good and valuable consideration paid at the time of the execution hereof, the receipt and sufficiency of which are hereby acknowledged, does hereby release, remise, quit-claim, exonerate and discharge from the lien and operation of the above referenced instruments (the "Partial Release"), the following described property located in Cook County, Illinois;

See Exhibit "A" attached hereto (the "Released Property").

TO HAVE AND TO HOLD the same with the appurtenances unto the owner thereof, its successors and assigns forever, freed, exonerated and discharged of and from the liens of the above instruments and every part thereof.

Notwithstanding the foregoing, the Partial Release shall be effective solely with respect the Released Property. With respect to the portion of the property remaining (the "Remaining Property"), Lender's lien and security interest therein and thereto, shall continue to be held by Lender under the terms of the Mortgage, ALR and the other loan documents. The Partial Release shall not impair, alter, diminish or affect any lien, security interest, or any rights or remedies of Lender under the Mortgage, ALR or the other loan documents with respect to the Remaining

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Property. The Partial Release is made without affecting, and shall not affect, the personal liability of any person or entity for the payment of the indebtedness secured by the Mortgage, ALR or the other loan documents.

Furthermore, without limitation, in all events, the Partial Release shall not in any way (i) affect the Mortgage, ALR, or the other loan documents (except for the release of the Released Property as described herein), each of which shall remain in full force and effect and enforceable by Lender in accordance with their respective terms; (ii) release, discharge, extinguish or impair the duties, obligations, liabilities, and responsibilities of any "borrower", "mortgagor", "maker", "grantor", "indemnitor", "guarantor", or any other obligor under the Mortgage, ALR, or the other loan documents, and Mortgagor, together with any other person or entity so obligated or liable, shall remain obligated and liable for the performance and satisfaction of all such duties, obligations, liabilities, and responsibilities in accordance with the terms of the Mortgage, ALR, and the other loan documents; (iii) except for the release of the Released Property expressly provided herein, extinguish, affect, or impair any interests, rights or remedies of Lender under the Mortgage, ALR, or the other loan documents.

IN WITNESS WHEREOF, Lender, has executed this Partial Release of Mortgage, Assignment of Leases and Rents and Security Agreement and Assignment of Leases and Rents this 6 day of MAY, 2011.

## LENDER:

U.S. BANK NATIONAL ASSOCIATION, as Trustee under that certain Pooling and Servicing Agreement dated as of November 1, 2010 (the "PSA") for the registered holders of COMM 2010-C1 Commercial Mortgage Pass-Through Certificates

By: Wells Fargo Bank, National Association, solely in its capacity as Master Servicer pursuant to the terms of the PSA

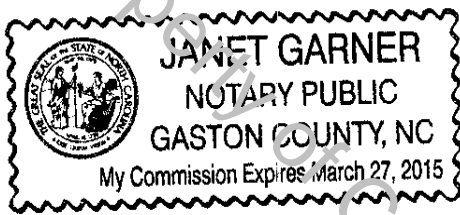
By: Crystal Edwards  
 Name: Crystal Edwards  
 Title: Vice President

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STATE OF NORTH CAROLINA            )  
   )  
 COUNTY OF MECKLENBURG            )

SS

The foregoing instrument was acknowledged before me this 14 day of April, 2011, by Crystal Edwards, as a Vice President of Wells Fargo Bank, N.A., a national banking association, successor by merger to Wachovia Bank, National Association, as Master Servicer on behalf of U.S. BANK NATIONAL ASSOCIATION, as Trustee under that certain Pooling and Servicing Agreement dated as of November 1, 2010 (the "PSA") for the registered holders of COMM 2010-C1 Commercial Mortgage Pass-Through Certificates.



*Janet Garner*  
 \_\_\_\_\_, Notary Public

Commission Expires: 3-27-2015

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## EXHIBIT "A"

### ("Released Property")

LOT 1 IN 400 SKOKIE BOULEVARD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN THE LANE PARK SUBDIVISION AND LOTS 9, 10, AND 11 IN BLOCK 6 IN HUGHES-BROWN-MOORE CORPORATION'S RESUBDIVISION OF UNITED REALTY COMPANY'S DUNDEE ROAD SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED May 2, 2011 AS DOCUMENT NUMBER 1112229014 IN COOK COUNTY, ILLINOIS.

Common Address: 444 Skokie Boulevard, Northbrook, Illinois 60062

Part of PINs: 04-02-402-029; 04-02-402-034