## **UNOFFICIAL COPY**

FOR THE PROTECTION
OF THE OWNER, THIS
RELEASE SHALL BE
FILED WITH THE
RECORDER OF DEEDS
OF THE REGISTRAR
OF TITLES IN WHOSE
OFFICE THE MORTGAGE
OR DEED OF TRUST
WAS FILED.



Doc#: 1206045052 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/29/2012 01:58 PM Pg: 1 of 5

### RELEASE OF MOKIGAGE AND ASSIGNMENT OF LEASES

KNOW ALL MEN BY THESE PRESENTS: That CSMC 2007-C1 NATIONAL PARKWAY, LLC, an Illinois limited libility company ("Mortgagee"), having a business address c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, the owner and holder of a certain (i) Mortgage, Security Agreement and Fixture Financing Statement, executed on February 6, 2000, effective as of February 10, 2006, made by ERP WP, L.L.C., a Delaware limited liability company ("Borrower"), in favor of Column Financial, Inc., a Delaware corporation ("Original Lender") recorded on February 21, 2006, as Document No. 0605202294, in the Official Records of the Recorder of Deeds, of Cook County, Illinois (the "Records") (as assigned, the "Mortgage"), securing a certain promissory note(s) executed by Borrower in favor of Original Lender (the "Note"), and (ii) Assignment of Leases and Rents made by Borrower in favor of Original Lender, executed on February 6, 2006, effective as of February 10, 2006, recorded on February 21, 2006, as Document No. 0605202295, in the Records (as assigned, the "Assignment of Leases"), , for and in consideration of the full satisfaction of the indebtedness secured thereby and evidenced by the Note and the sum of Ten Dollars (\$10), the receipt and sufficiency where it are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CL/JM without recourse or representation or warranty, express, implied or by operation of law, of any kind or nature whatsoever, unto Borrower, its successors and assigns, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by the Mortgage and the Assignment of Leases to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

#### SEE EXHIBIT A ANNEXED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers:

07-11-400-027-0000

07-11-400-028-0000

07-11-400-062-0000

MIAMI 2915293,2 7249637801 **EXECUTION COPY** 

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Address of the Property:

1026-1100 National Parkway Schaumburg, Illinois 60173

together with all appurtenances and privileges thereunto belonging or appertaining.

[SIGNATURE PAGE FOLLOWS]



## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, this Release of Mortgage and Assignment of Leases has been duly executed on behalf of Mortgagee as of the <u>144</u> day of February, 2012.

Witnesses:

CSMC 2007-C1 NATIONAL PARKWAY, LLC,

an Illinois limited liability company

By:

LNR Illinois Partners, LLC, an Illinois limited liability company, its manager

В

Signature: VICO

Name: New Desnill.

Signature Print Name

Jennifer S. Reyes

STATE OF FLORIDA

)

Steven D. Ferreira Vice President



COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledge i before me this day of February, 2012 by Steven D. Ferreira as LNR Illinois Partners, LLC, or Illinois limited liability company, as manager of CSMC 2007-C1 NATIONAL PARKWAY, LLC, an Illinois limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Notary Public

Print Name: Jennic S. Daves

Serial No. (if any):

This instrument prepared by:

Cynthia A. Shapiro, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Ste. 2300
Miami, Florida 33131-3456

After recording, this instrument is to be returned to:

First American Title Insurance Company 1826 N. Loop W. Suite 125

San Antonio, Texas 78248

Attn: Carol Perry

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### **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### PARCEL 1:

That part of Outlot "D" in SCHAUMBURG INDUSTRIAL PARK (hexaination described) bounded by a line described as follows: COMMENCING at the intersection of the South line of State Perkyrny with the West line of the Southeast 1/4 of Section 11, Township 41 North, Rungs 10. Best of the Third Principal Meridian: THENCE Basterly along the South Hoe of State Parliant and at right angles to the end West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, Bust of the Third Principal Moridian (said line of State Parkway bearing North 89 degree 34 relatives 06 seconds Bast) a distance of 1380,00 feet to a point of curve in said line; TEXTE Southeasterly along the Southwesterly line of State Parkway, being the mo of a circle, tangent to the last described line soneave to the Southwest and having a radius 560.00 feet, a distance of 306,27 feet to the POINT OF BEGINNING; THENCE continuing Southeasterly along the Southwesterly line of State Parkway and along the extension of the last described surved line, a distance of 473,64 feet to a point of curved tangency; THENCE South 10 degrees 18 minutes 10 seconds East along the Westerly line of State Parkway, tangent to the last described ourved line, a distance of 143.65 feet; THENCE South 79 degrees 24 minutes 48 seconds West, a distance of \$50.70 feet; THENCE North 10 degrees 35 minutes 12 accords West, a distance of 314,02 feet; Trion CB North 22 degrees 49 minutes 47 seconds Hast, a distance of 299.16 feet to the PORT OF BEGINNING, in SCHAUMBURG INDUSTRIAL PARK, being a Subdivision of the Southers: 1/1 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, Bast of the Third Principal Meridian according to the Plat thereof filed on June 10, 1959 as LR2435597, in Cook County, Hinois.

#### PARCEL 2:

That part of Outlot "D" in SCHAUMBURG INDUSTRIAL PART, (hersinafter described) bounded by a line described as follows; COMMENCING at the intersection of the South line of State Perkway with the West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Maridian; THENCE Basterly along the South line of State Parkway and at right angles to the said West line of the Southeast 1/4 of Section 11. Township 41 North, Range 10, Bast of the Third Principal Mexidian (said line of State Parkway, bearing North 89 degrees 54 minutes 06 seconds Bast), a distance of 1380.00 fbet to a point of curve in said lines; THENCE Southeasterly along the Southwesterly line of State Parkway, below, we are of circle, tangent to the last described line concave to the Southwest and having a range of 560.00 for a distance of 779.91 feet to a point of tangency; THENCE South 10 degrees 18 mirrates 10 seconds Bast along the Westerly line of State Parkway, tangent to the last described euroed line, a distance of 143.65 feet to the POINT OF BEGINNING; THENCE continuing slong said Southwesterly line of State Parkway, being the arc of said line; THENCE Southeasterly along the Westerly line of State Parkway, being the arc of

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circle, tangent to the last described line concave to the Northeast, having a radius of \$50.00 feet, a distance of 197.98 feet to a point of intersection with a curved line; THENCE Scothwesterly along the arc of a circle, concave to the Northwest, having a radius of 355.00 feet, a distance of 144.05 feet; THENCE Scoth 87 degrees 16 minutes 56 seconds West tangent to the last described curved line, a distance of 230.95 feet; THENCE North 10 degrees 35 minutes 12 seconds West, a distance of 385.87 feet; THENCE North 79 degrees 24 minutes 48 seconds East, a distance of 350.60 feet to the POINT OF BEGINNING, in SCHAUMBURO INDUSTRIAL PARK, being a Subdivision of the Southwest 1/4 of Section 11, part of the Northeast 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Lacidian according to the Plat thereof filed on June 10, 1969 as LR2455597, in Cook County, Liketia.

### PARCEL 3:

Lot 3 (except the Nerth 119.98 feet) and the North 68.69 feet of Lot 2 (as measured at right angles to the North the Piercef) all in Resubdivision of part of Outlet D in SCHAUMHURG INDUSTRIAL PARK, a recorded June 10, 1969, under Decument Number 20566510 and filled with the Registrar of Deeds and a Torreus Registration Number 2455597, being a Subdivision of the Southeast 1/4 of Section 11, part of the Southwest 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, Bast of the Third Principal Meridian, according to the Plat of said Resubdivision segistered in the Office of the Registrar of Titles of Cook County, Illinois on May 18, 1973, as Document Jumber 2692491, and Surveyor's Certificate of Correction registered on June 21, 1973 as Document Number 2699472, all in Cook County, Illinois.

Commonly known as 1925-1100 National Parkway, Schaugourg, Tilinois.