

# UNOFFICIAL COPY

**PREPARED BY AND  
WHEN RECORDED MAIL TO:**

OneWest Bank, FSB  
Commercial Real Estate Group  
888 Walnut Street, HQ-05-01  
Pasadena, CA 91101  
Attn: Cece De La O



Doc#: 1307133019 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/12/2013 09:21 AM Pg: 1 of 3

Loan No. 52-8350002  
Unit 901

## PARTIAL RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT INDYMAC VENTURE, LLC, a limited liability company, as "Mortgagee", for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby confessed, do hereby remise, convey, release and quit-claim unto RIVER NORTH CHICAGO, LLC, a Delaware limited liability company, as Mortgagor, State of Illinois all right, title, interest, claim or demand, whatsoever it may have acquired in, through or by

- a) a certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated April 19, 2005 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on April 22, 2005 as Document No. 0511244025 made by 400 NORTH LaSALLE STREET LLC, a Delaware limited liability company to LaSALLE BANK NATIONAL ASSOCIATION,
- b) an Assignment of Rents and Leases Agreement dated as of April 19, 2005 and recorded on April 22, 2005 as Document No. 0511244026,
- c) a Modification of Loan Agreement and Other Loan Documents dated July 26, 2007 and recorded on August 1, 2007 as Document No. 0721303118, made by and among 400 LaSALLE STREET LLC, a Delaware limited liability company, Draper and Kramer, Incorporated, Herbert P. Emmerman, Cheryl A. Bancroft and LaSalle Bank National Association,
- d) an Assignment of Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated June 15, 2010 and recorded June 17, 2010 as Document No. 1016818077 by BANK OF AMERICA, N.A., a national banking association, successor by merger to LaSalle Bank National Association to INDYMAC VENTURE, LLC, a Delaware limited liability company.
- e) an Amended and Restated Mortgage, Assignment of Leases and Rents and Security Agreement dated June 15, 2010 and recorded June 17, 2010 as Document No. 1016818078 made by RIVER NORTH CHICAGO, LLC, a Delaware limited liability company, It's Not Lincoln Park, LLC, a Delaware limited liability company, and Kinzie/LaSalle Street Properties, LLC, a Delaware limited liability company to INDYMAC VENTURE, LLC.

all in the Recorder's Office of Cook County, in the State of Illinois, to the premises therein described, situated in the County of Cook State of Illinois, as follows, to wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index Number (PIN) 17-09-259-022-1008

Address(es) of Real Estate: UNIT 901, 400 N. LaSALLE STREET, CHICAGO, IL

WITNESS MY HAND THIS 5<sup>th</sup> DAY OF February, 2013

Signature Page follows

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# UNOFFICIAL COPY

Loan No. 52-8350002  
River North Chicago, LLC  
Unit 901, S-90

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

**INDYMAC VENTURE, LLC,**  
a Delaware limited liability company

By: OneWest Bank, FSB  
It's Servicer



Alisa Ashikyan, First Vice President

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.

On February 5, 2013, before me C. De La O, Notary Public personally  
appeared Alisa Ashikyan 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 she executed the  
same in her authorized capacity, and that by her 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.

Signature C. De La O



**UNOFFICIAL COPY**

Loan No. 52-8350002  
River North Chicago, LLC

Parcel 1:

**EXHIBIT "A"**

Unit 901 in the 400 N. LaSalle condominium, together with the exclusive right to use storage space S-90, as delineated on a survey of the following described real estate: lots 1 to 8, inclusive, together with the private court south of and adjoining said lot 2, east of and adjoining said lots 3 and 4, north of and adjoining said lots 6 and 7 and west of and adjoining said lot 8 in the assessor's division of block 9 in Newberry's addition to Chicago, together with Lots 1 (except that part taken for LaSalle street) and lots 2, 3, 4, 5 and 6 (except the east 20 feet of lot 6) and that part of the east-west 18.00 foot public alley lying north of lots 1, 2 and 3 (except the east 20 feet of lot 1 taken for widening LaSalle street) and lying south of lots 4, 5 and 6 (except the east 20 feet of lot 6 taken for widening LaSalle street) in block 4 in Wolcott's addition to Chicago in section 9, township 39 north, range 14, east of the third principal meridian, all taken as a tract, lying east of a line described as follows: beginning on the south line of said lot 8, a distance of 175.12 feet east of the southwest corner of lot 5; thence north, perpendicular to said south line, 121.80 feet; thence west, perpendicular to the last described course, 1.46 feet; thence north, perpendicular to the last described course, 9.70 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence north, perpendicular to the last described course, 2.00 feet; thence west, perpendicular to the last described course, 1.00 foot; thence north, perpendicular to the last described course, 20.00 feet; thence east, perpendicular to the last described course, 1.00 foot; thence north, perpendicular to the last described course, 2.00 feet; thence west, perpendicular to the last described course, 1.00 foot; thence north, perpendicular to the last described course 20.00 feet; thence east, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence east, perpendicular to the last described course, 1.46 feet; thence north, perpendicular to the last described course, 8.53 feet to a point on the north line of said lot 8, a distance of 174.57 feet east of the northwest corner of said lot 1, in Cook county, Illinois.

Which survey is attached as exhibit "B" to the declaration of condominium recorded October 14, 2005 as document number 0528710194, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of parcel 1 as created by declaration of reciprocal easements and parking and development rights, dated November 11, 2001 and recorded March 22, 2002 as document number 20331215, as amended by first amendment to declaration of reciprocal easements and parking and development rights, dated April 21, 2005 and recorded April 2005 as document number 0511244023 over, upon and across the land described as follows: 22, lots 1 to 8, Inclusive, together with the private court south of and adjoining said lot 2, East of and adjoining said lots 3 and 4, north of and adjoining said lots 6 and 7 and west of and adjoining said lot 8 in the assessor's division of block 9 in Newberry's addition to Chicago, together with lots 1 (except that part taken for LaSalle street) and lots 2, 3, 4, 5 and 6 (except the east 20 feet of lot 6) and that part of the east-west 18.00 foot public alley lying north of lots 1, 2 and 3 (except the east 20 feet of lot 1 taken for widening LaSalle street) and lying South of lots 4, 5 and 6 (except the east 20 feet of lot 6 taken for widening LaSalle street) in block 4 in Wolcott's addition to Chicago in section 9, Township 39 north, range 14, east of the third principal meridian, all taken as a tract, lying west of and adjoining parcel 1, in Cook County, Illinois.