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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2013 11:07 AM Pg: 1 of 3

FOR RECORDER'S USE ONLY

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT River North Debt Fund, LLC, a Delaware limited liability company ("**Mortgagee**"), under that certain mortgage dated June 13, 2013 and recorded and filed with the Recorder's Office of Cook County, Illinois on June 14, 2013 as Document No. 1316544026, for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby **partially** remise, release, convey and quit claim that part of Mortgagee's right, title and interest in of the following collateral documents:

W.SA707046 1 of 1 DC

1. Mortgage dated June 13, 2013, and recorded June 14, 2013 as Document No. 1316544026 made by It's Not Lincoln Park, LLC, River North Chicago, LLC and Kinzie/LaSalle Street Properties, LLC to secure an indebtedness in the amount of \$4,751,500.00.
2. Assignment of Leases and Rents dated June 13, 2013 and recorded June 14, 2013 as Document No. 1316544027 made by It's Not Lincoln Park, LLC, River North Chicago, LLC and Kinzie/LaSalle Street Properties, LLC to secure an indebtedness in the amount of \$4,751,500.00

concerning the real property located in the City of Chicago, County of Cook, and State of Illinois, only with respect to the following legally described premises (the "**Release Parcels**"):

See Exhibit "A" attached hereto and made a part hereof.

THIS IS A PARTIAL RELEASE OF MORTGAGE. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO BE A RELEASE OF THE LIEN OF SAID MORTGAGE AND ASSIGNMENT OF MORTGAGE OR MODIFICATION OF MORTGAGE WITH RESPECT TO ANY PORTION OF THE PROPERTY DESCRIBED IN SAID MORTGAGE AND ASSIGNMENT OF MORTGAGE, OTHER THAN THE RELEASE PARCELS.

Box 334

S	<u>4</u>
P	<u>3</u>
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SC	<u>4</u>
INT	<u>BA</u>

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IN WITNESS WHEREOF, the undersigned has executed this Partial Release this 17 day of July, 2013

**RIVER NORTH DEBT FUND, LLC,
a Delaware limited liability company**

By: River North Debt Fund Manager, LLC,
a Delaware limited liability company, its Manager

By: Speedwagon Fund II Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Jason Schiffman
Its: Managing Director

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jason Schiffman, as Managing Director of Speedwagon Fund II Manager, LLC, a Delaware limited liability company as Manger of River North Debt Fund Manager, LLC, a Delaware limited liability company as Manager of River North Debt Fund, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Director, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth;

GIVEN under my hand and seal this 17 day of July, 2013.

Jamie Gerkin
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Units 801, 802, 804, 812, 902, 907, 1004, 1104, 1204, 3004, 3112, 3204, 3209, 3210, 3302, 3304, 3307, 3309, 3310, 3311, 3402, 3405, 3409, 3410, 3411, 3412, 3502, 3505, 3507 and 3607 in the 400 N. LaSalle Condominium, together with the exclusive right to use limited common element Parking Spaces P-322, P-323, P-324, P-325 and P-402 and limited common element Storage Spaces S-1, S-7, S-10, S-12, S-13, S-15, S-18, S-20, S-30, S-33, S-44, S-57, S-59, S-67, S-74, S-85, S-87, S-93, S-94, S-97, S-104, S-110, S-114, S-118, S-128, S-129, S-135, S-141, S-171 and S-173, 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.

P.I.N.: 17-09-259-022-1046

Commonly known as: 400 N. LaSalle Street, Unit 1204 with Storage Space S-18
Chicago, Illinois 60654