

UNOFFICIAL COPY



PARTIAL RELEASE OF MORTGAGE

Doc#: 1403804002 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/07/2014 08:32 AM Pg: 1 of 5

Robin Lind SA9478033 (20621)

This document prepared by and after recording return to:

Pearl A. Zager, Esq. (LM)
Vedder Price P.C.
222 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, that LANDESBANK HESSEN-THÜRINGEN GIROZENTRALE, a branch of a foreign bank licensed under the laws of the State of New York with an address of 420 Fifth Avenue, 24th Floor, New York, New York 10018-2729, as administrative agent (the "Agent"), for and in consideration of the payment of the sum of ten dollars, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM without recourse or warranty unto NM PROJECT COMPANY, LLC, a Delaware limited liability company, having an address at 625 North Michigan Avenue, Suite 500, Chicago, Illinois 60611 (the "Borrower"), all the right, title, interest, claim or demand whatsoever the Agent may have acquired in, through or by that certain:

Fee and Leasehold Construction Loan Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated April 30, 2008 from the Borrower to the Agent and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 2, 2008 as Document No. 0612341017;

As amended by that certain Amendment to Fee and Leasehold Construction Loan Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated February 13, 2013 from the Borrower to the Agent and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 15, 2013 as Document No. 1304622103 (the "Mortgage");

That certain Assignment of Rents and Leases dated April 30, 2008 from the Borrower to the Agent and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 2, 2008 as Document No. _____

SCV
NT 10

to the premises therein described as follows, situated in Cook County, Illinois, to wit:

THE UNIT DESCRIBED IN SCHEDULE A ATTACHED HERETO AND MADE PART
HEREOF (the "Unit")

together with all the appurtenances and privileges thereunto belonging or appertaining, provided
always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the

UNOFFICIAL COPY

effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of the premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

This Partial Release of Mortgage is in no way to operate to discharge the lien of said Mortgage, any other document upon any other of the premises described therein, or any indebtedness secured thereby, but it is only to release the Release Parcel and none other; and the remaining or unreleased portions of the premises in said Mortgage are to remain as security for the payment of the indebtedness secured thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage and documents related thereto.

[SIGNATURE PAGE FOLLOWS]

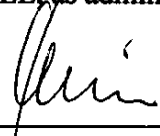
Property of Cook County Clerk's Office

UNOFFICIAL COPY

[SIGNATURE PAGE TO PARTIAL RELEASE OF FEE AND LEASEHOLD CONSTRUCTION
LOAN MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND
FIXTURE FILING]


Witness the hand and seal this 30th day of December, 2013.

LANDESBANK HESSEN-THÜRINGEN
GIROZENTRALE, as administrative agent

By: 

Name: Eric Riener
~~Assistant Vice President~~

Title: Real Estate Finance

By: 

Name: Sean Gormley
~~Portfolio Management~~

Title: & Syndication

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF NEW YORK)
) SS.
 COUNTY OF NEW YORK)

I, Chante Graham a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Gormley and Eric Riener personally known to me to be a banker and banker, respectively, of LANDESBANK HESSEN-THÜRINGEN GIROZENTRALE, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 26th day of February, 2013.

Chante Graham
 NOTARY PUBLIC

My Commission Expires: *4/23/15*

CHANTE D. GRAHAM
 Notary Public, State of New York
 No. 01GR6164581
 Qualified in Kings County
 Commission Expires April 23, 20 *15*

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE A

UNIT DESCRIPTION

PARCEL 1: UNIT NUMBER 26C IN THE RESIDENCES CONDOMINIUM ON THE MAGNIFICENT MILE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF BLOCK 41 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AND EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 3 AND OTHER PROPERTY FOR ALLEY, BUILDING FOOTINGS AND FUEL TANKS AS CREATED BY AND GRANTED IN DOCUMENT NUMBERS 12899949 AND 14659909; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-69, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1305145069.

PARCEL 3: PARKING UNIT 703 IN THE 670 PARKING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102.

17-10 - 109 - 003 - 0006
004

17 10 109 - 008

118 EAST ERIE ST. UNIT 26C & P03
60611