

# UNOFFICIAL COPY



PARTIAL RELEASE OF MORTGAGE

Doc#: 1410726050 Fee: \$72.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2014 12:31 PM Pg: 1 of 5

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

Robin Lind SA9478038 (2082)

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. 0812341017;

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. 0812341017

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

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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]*

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**[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 20<sup>th</sup> day of Feb, 2013

**LANDESBANK HESSEN-THÜRINGEN  
GIROZENTRALE, as administrative agent**

By: 

Eric Riener

Name: Assistant Vice President  
Real Estate Finance

Title: \_\_\_\_\_

By: 

Sean Gormley

Name: Portfolio Management  
& Syndication

Title: \_\_\_\_\_

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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 26<sup>th</sup> 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, 2015

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## SCHEDULE A

### UNIT DESCRIPTION

PARCEL 1: UNIT NUMBER 32E 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-60, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1305145069.

PARCEL 3: PARKING UNIT 708 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 1304622192.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

PINS: 17-10-109-003-0000; 17-10-109-004-0000 & 17-10-109-008-0000