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Doc#: 1419822026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 11:06 AM Pg: 1 of 4

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:

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
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IN WITNESS WHEREOF, the undersigned has executed this Partial Release this 30 day of June, 2014

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: [Signature]
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 30 day of June, 2014.

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 3507 IN THE 400 N. LASALLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 8, INCLUSIVE, TOGETHER WITH THE PRIVATE COURT SOUTH 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 LOT 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 FEET, 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, 2.0 FEET, THENCE WEST, 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, 2.0 FEET, THENCE WEST, 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 AS DOCUMENT NUMBER 0528710194 RECORDED OCTOBER 14, 2005, 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 20331215, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND PARKING AND DEVELOPMENT RIGHTS, DATED APRIL 21, 2005 AND RECORDED APRIL 22, 2005 AS DOCUMENT NUMBER 0511244023 OVER, UPON AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

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LOTS 1 TO 8, INCLUSIVE, TOGETHER WITH THE PRIVATE COURT SOUTH 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.

P.I.N.: 17-09-259-022-1324

Commonly known as: 400 N. LaSalle Street, Unit 3507
Chicago, Illinois 60654