

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY,  
AND UPON RECORDING RETURN TO:**



1431716038

Hunton & Williams LLP  
1445 Ross Avenue, Suite 3700  
Dallas, Texas 75202  
Attn: Frederic Chang, Esq.

Doc#: 1431716038 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/13/2014 02:58 PM Pg: 1 of 8

## RELEASE

### KNOW ALL MEN BY THESE PRESENTS:

THAT THIS RELEASE (this "Release") is executed and delivered by ROYAL BANK OF CANADA and CITIBANK N.A. (collectively, the "Lender").

### RECITALS:

A. Reference is hereby made to that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing (as amended and/or assigned from time to time, the "Mortgage") dated as of February 6, 2014, executed and delivered by LSREF2 Oreo (Direct), LLC to Lender, and recorded on February 10, 2014, as Document #1404144079, in the Official Public Records of Cook County, Illinois.

B. Lender is the current beneficiary under the Mortgage, and, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Lender, Lender is willing to execute and deliver this Release.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender, without covenant or warranty, express or implied, hereby terminates, remises, releases, quit-claims, exonerates and discharges the liens, terms and provisions of the Mortgage from the real property more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, and the collateral described therein.

This Release may be executed in a number of identical counterparts, each of which for all purposes is deemed an original, and all of which constitute collectively one agreement; but in

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making proof of this Release, it shall not be necessary to produce or account for more than one such counterpart.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this Release has been executed to be effective as of the 12<sup>th</sup>  
day of November, 2014.

**LENDER:**

**ROYAL BANK OF CANADA**

By: \_\_\_\_\_  
Name: **Joel Schubert**  
Its: **Authorized Signatory**

**CITIBANK N.A.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Release has been executed to be effective as of the 12<sup>th</sup>  
day of November, 2014.

**LENDER:**

**ROYAL BANK OF CANADA**

By: \_\_\_\_\_

Name:

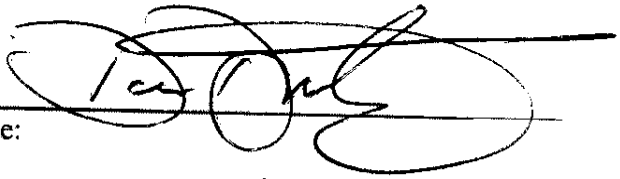
Its:

**CITIBANK N.A.**

By: \_\_\_\_\_

Name:

Its:



**Don Drewitz  
Authorized Signatory**

Property of Cook County Clerk's Office





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## EXHIBIT A

### Legal Description

#### NCS-400915A – INTERNATIONAL TOWER

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

#### PARCEL A:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECOND EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.0 FEET; THENCE NORTH 01 DEGREE, 50 MINUTES, 00 SECOND WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET, (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECOND WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREE, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECOND WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE NORTH 00 DEGREE, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 14.34 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECOND EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE NORTH 00 DEGREE, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 105.0 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECOND WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.02 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID; THENCE NORTH 00 DEGREE, 04 MINUTES, 44 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 123.97 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 37 SECONDS EAST, A DISTANCE OF 53.38 FEET; THENCE SOUTH 01 DEGREE, 37 MINUTES, 50 SECONDS EAST, A DISTANCE OF 10.36 FEET; THENCE NORTH 88 DEGREES, 22 MINUTES, 10 SECONDS EAST, A DISTANCE OF 147.54 FEET; THENCE NORTH 01 DEGREE, 46 MINUTES, 55 SECONDS WEST, A DISTANCE OF 9.17 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.48 FEET; THENCE NORTH 01 DEGREE, 45 MINUTES, 00 SECONDS WEST, A DISTANCE OF 0.20 OF A FOOT; THENCE NORTH 88 DEGREES, 15 MINUTES, 00 SECOND EAST, A DISTANCE OF 89.36 FEET TO THE EAST LINE OF THE WEST 295.63 FEET AFORESAID; THENCE SOUTH 00 DEGREE, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648, WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE 88 DEGREES, 10 MINUTES, 00 SECOND EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.00 FEET; THENCE NORTH 01 DEGREE, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 TO THE NORTH LINE OF THE SOUTH 510.03 FEET (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECOND WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET; THENCE SOUTH 00 DEGREE, 04

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MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECOND WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE SOUTH 00 DEGREE, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 165.66 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECOND EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE SOUTH 00 DEGREE, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 8550 BRYN MAWR, L.L.C., RECORDED MARCH 17, 1999 AS DOCUMENT 99260848, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 16, 2000 AS DOCUMENT 00629699.

PARCEL D:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN EASEMENT AGREEMENT IN FAVOR OF DRAKE NORTH INC. AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1959 AND KNOWN AS TRUST NO. 40880, RECORDED APRIL 14, 1960 AS DOCUMENT 17820045.

8550 W. Bryn Mawr Ave.

Chicago, IL 60631

PIN: 12-02-304-010-0000

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