

# UNOFFICIAL COPY

This document prepared by  
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Goodwin Procter LLP  
The New York Times Building  
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New York, New York 10018-1405  
Attention: Christopher B. Price, Esq.



Doc#: 1505719075 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2015 11:10 AM Pg: 1 of 3

## RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS that **FULTON MARKET REALTY COMPANY PARALLEL LLC**, a Delaware limited liability company, having an address c/o J.P. Morgan Investment Management, Inc., 270 Park Avenue, 7th Floor, New York, New York 10017 ("**Lender**"), as mortgagee, for good and valuable consideration paid by **172 N. ADA, LLC**, a Delaware limited liability company, having its principal office and place of business at c/o Sterling Bay Companies, LLC, 1040 W. Randolph, Chicago, Illinois 60607, as mortgagor ("**Mortgagor**"), the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto Mortgagor and its successors and assigns, all the right, title, interest, claim or demand whatsoever which Lender may have acquired in, through or by that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT, dated as of October 1, 2014, from Mortgagor to Lender, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 1427416060, on October 1, 2014 (the "**Mortgage**") to the premises described on Exhibit A attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining.

[Signature page follows.]

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

LOTS 1, 2, 3, & 4 IN THE SUBDIVISION BY THE HEIRS OF JOHN W. JACKSON (D) OF PART OF LOT 3 IN CIRCUIT COURT PARTITION SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 9, 1894 IN BOOK 62 OF PLATS, PAGE 4, IN COOK COUNTY, ILLINOIS

ADDRESS: 172-174 N. ADA STREET, CHICAGO, IL

PIN:

17-08-324-005-0000

17-08-324-006-0000

17-08-324-007-0000

17-08-324-008-0000

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IN WITNESS WHEREOF, Lender has caused this instrument to be signed by the undersigned officer this 25 day of February, 2015.

**LENDER:**

**FULTON MARKET REALTY COMPANY  
PARALLEL LLC**, a Delaware limited liability company

By: Commingled Pension Trust Fund (Special Situation Property) of JPMorgan Chase Bank, N.A., its sole member

By: JPMorgan Chase Bank, N.A., solely in its capacity as Trustee, and not individually

By: *Michael F. Buckley*  
Name: *Michael Buckley*  
Title: *Vice President*

Property of Cook County Clerk's Office

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

I, *Susan VanEtten Weisenfeld* Notary Public in and for ~~and residing in~~ said County and State, DO HEREBY CERTIFY THAT *MICHAEL F. BUCKLEY*, an authorized signatory of Fulton Market Realty Company Parallel LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this *24<sup>th</sup>* day of February, 2015.

*Susan VanEtten Weisenfeld*  
Notary Public

My Commission Expires:  
*1.31.2017*

**SUSAN VANETTEN WEISENFELD**  
Notary Public, State of New York  
Qualified in Kings County  
No. 01WE6121667  
My Commission Expires Jan. 31, 2017