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Doc#: 1524729066 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2015 11:58 AM Pg: 1 of 6

This instrument was  
prepared by:  
Ahmad S. Nofal, Esc.  
Mayer, Brown, LLP  
71 S. Wacker Drive  
Chicago, IL 60606

**RELEASE OF LEASEHOLD CONSTRUCTION MORTGAGE, ASSIGNMENT OF  
LEASES AND RENTS, FINANCING STATEMENT AND SECURITY AGREEMENT;  
RELEASE OF ASSIGNMENT OF LEASES AND RENTS; AND TERMINATION OF  
CITY-LENDER AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT JPMORGAN CHASE BANK, N.A., a national banking association (as successor in interest to THE FIRST NATIONAL BANK OF CHICAGO, a national banking association, individually, and as administrative agent for itself or one or more Co-Lenders) having an address at 10 South Dearborn Street, Mail Code IL1-1228, Chicago, Illinois 60603 (the "Mortgagee"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RELEASE, CONVEY AND QUIT CLAIM unto CHICAGO THEATRE GROUP, INC., an Illinois not-for-profit corporation (the "Borrower"), having an address at c/o Goodman Theatre, 170 North Dearborn, Chicago, Illinois 60601, and its successors and assigns, all of the rights, titles, interests, claims or demands whatsoever which Mortgagee may have acquired in, through or by that certain (i) Leasehold Construction Mortgage, Assignment Of Leases And Rents, Financing Statement And Security Agreement dated January 28, 1999 and recorded with the Cook County Recorder of Deeds on February 2, 1999 as Doc # 99108852 (the "Mortgage"), and (ii) Assignment of Leases and Rents dated January 28, 1999 and recorded with the Cook County Recorder of Deeds on February 2, 1999 as Doc # 99108853, with respect to the property described on Exhibit-A attached hereto together

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with all appurtenances and privileges thereunto belonging or appertaining (collectively, the “Real Estate”). Mortgagee also acknowledges and agrees that the “Senior Debt” as defined in that certain City-Lender Agreement made by The First National Bank of Chicago, Harris Trust and Savings Bank and The Northern Trust Company and the City of Chicago dated January 28, 1999 and recorded with the Cook County Recorder of Deeds on February 2, 1999 as Doc # 99108854 (“City-Lender Agreement”) has been paid in full and, as a result, the City-Lender Agreement has expired by its terms and is no longer in force and effect.

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WITNESS our hands and seal this 28th day of August, 2015.

**MORTGAGEE:**

JPMORGAN CHASE BANK, N.A., a national  
banking association

By: Jeanene Levar

Name: Jeanene Levar

Title: Authorized Officer

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STATE OF Illinois )  
 )  
COUNTY OF Cook )

SS:

The foregoing instrument was acknowledged before me on August 28, 2015 by Jeanene Levar, as Authorized Officer of JPMORGAN CHASE BANK, N.A., a national banking association, as Mortgagee.



Albert Gaudyn  
Notary Public

After recording return to:

J.P. Morgan Chase Bank, N.A.  
Attention: Jeanene Levar  
10 S. Dearborn Street, Mail Code IL1-1228  
Chicago, IL 60603

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## EXHIBIT-A

### LEGAL DESCRIPTION OF THE LAND

A PARCEL OF LAND IN BLOCK 35 OF THE ORIGINAL TOWN OF CHICAGO, SAID PARCEL BEING COMPRISED OF LOT 1, THE EAST HALF OF THE EAST HALF OF LOT 2, THE EAST 19 FEET OF THE WEST HALF OF THE EAST HALF OF LOT 2 (THE WEST 18 FEET THEREOF BEING THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 19038448). ALL OF LOTS 7 AND 8 AND THAT PART OF WEST COUCH PLACE 18.00 FEET WIDE LYING NORTH OF AND ADJOINING SAID LOTS 7 AND 8, LYING EAST OF THE NORTHWARD EXTENSION OF THE WEST LINE OF LOT 7 AND LYING WEST OF THE NORTHWARD EXTENSION OF THE EAST LINE OF LOT 8;

EXCEPTING THEREFROM THOSE PARTS OF SAID LOTS 7 AND 8 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 8 IN BLOCK 35, WHICH POINT IS 79.40 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT, AS MEASURED ALONG SAID EAST LINE; THENCE WEST PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 87.81 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 5.00 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 73.17 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 7 WHICH IS 82.25 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE, ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING: ALL THAT PROPERTY AND SPACE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 123.89 FEET, CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

LOT 1 AND THE EAST 1/4 OF LOT 2 IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD

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PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers:

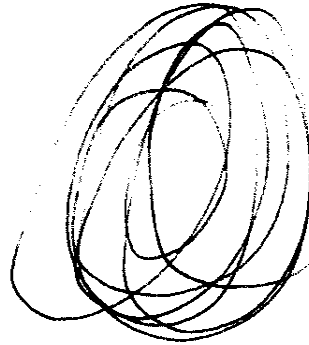
17-09-437-018-8001

17-09-437-018-8002

Address:

170 N. Dearborn

Chicago, Illinois 60601



Property of Cook County Clerk's Office

**THIS INSTRUMENT FILED FOR RECORD BY FIRST AME  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.**