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THIS INSTRUMENT PREPARED BY:

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AFTER RECORDING, THIS INSTRUMENT
SHOULD BE RETURNED TO:

Speedway LLC
c/o Real Estate Department
539 South Main Street
Findlay, Ohio 45840



Doc#: 1619545052 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2016 11:49 AM Pg: 1 of 5

The above space for recorder's use only

PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS

WHEREAS, PREFERRED-CALUMET, LLC, an Illinois limited liability company ("Mortgagor") made that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated as of June 20, 2006 for the benefit of **JW CALUMET PARK, LLC**, an Illinois limited liability company, successor by assignment to LaSalle Bank National Association, a national banking association ("Lender"), which was recorded on June 23, 2006 with the Cook County Recorder (the "Recorder") as document number 0617444012, as amended from time to time and as assigned by that certain Assignment of Mortgage and Assignment of Rents, which was recorded with the Recorder on June 27, 2012 as document number 1217922091 (as amended and assigned, the "Mortgage"), which Mortgage encumbers real property including that certain real property located in Cook County, Illinois, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Encumbered Property");

WHEREAS, Mortgagor made that certain Assignment of Rents and Leases for the benefit of Lender, which was recorded on June 23, 2006 with the Recorder as document number 0617444012, as assigned by that certain Assignment of Mortgage and Assignment of Rents, which was recorded with the Recorder on June 27, 2012 as document number 1217922091 (as amended and assigned, the "Assignment of Rents"), which Assignment of Rents encumbers the Encumbered Property;

WHEREAS, PREFERRED-CALUMET, LLC, an Illinois limited liability company (the "Seller") desires to convey the Encumbered Property to **SPEEDWAY LLC**, a Delaware limited liability company (the "Buyer"), free and clear of the Mortgage and the Assignment of Rents; and

FIDELITY NATIONAL TITLE

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Signature Page - Release of Mortgage and Assignment of Leases and Rents

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CCRD REVIEW

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WHEREAS, Lender has agreed to release a portion of the premises described in the Mortgage and the Assignment of Rents, from the lien and operation of the Mortgage and the Assignment of Rents.

NOW, THEREFORE, Lender, in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate, and discharge from the lien and operation of the Mortgage and the Assignment of Rents, the Encumbered Property.

TO HAVE AND TO HOLD, the same, with the appurtenances, unto Buyer, its successors and assigns, forever, freed, exonerated and discharged of and from the lien of the Mortgage and the Assignment of Rents.

REMAINING REAL PROPERTY SHALL CONTINUE TO BE SUBJECT TO THE MORTGAGE UNDER THE TERMS THEREOF AND AS PROVIDED THEREIN, THIS PARTIAL RELEASE SHALL NOT BE CONSTRUED TO WAIVE OR IN ANY MANNER AFFECT OR INVAIDATE THE LIEN OR OPERATION OF THE MORTGAGE UPON THE REMAINING REAL PROPERTY, BUT ONLY RELEASES THE PROPERTY DESCRIBED ON EXHIBIT A. LENDER HEREBY EXPRESSLY RETAINS THE LIENS AND ENCUMBRANCES CREATED BY THE MORTGAGE ON THE BALANCE OF THE PROEPRTY. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT NOTHING HEREIN SHALL IN ANY WAY IMPAIR, ALTER OR DIMINISH THE EFFECT, LIEN OR ENCUMBRANCE OF THE MORTGAGE ON THE BALANCE OF THE PROPERTY NOT HEREBY OR PREVIOUSLY RELEASED THEREFROM, OR ANY OF THE RIGHTS AND REMEDIES OF THE LENDER UNDER THE MORTGAGE.

[Signature pages follow]

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IN WITNESS WHEREOF, Lender has caused this Release to be executed in its name this 29th day of April, 2016

LENDER:

JW CALUMET PARK, LLC, an Illinois limited liability company

By: Elscott 50 LLC, an Illinois limited liability company

Its: Sole Member-Manager

By: The Wolcott Group, Inc., an Illinois corporation

Its: Manager

By: 

Name: Victor Michel

Its: Treasurer

Property of Cook County Clerk's Office

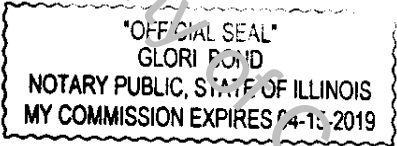
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Victor Michel, Treasurer of the Wolcott Group, Inc., a Manager of JW PREFERRED LLC, an Illinois limited liability company, who is 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 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 notarial seal this 28~~th~~ day of April, 2016

Glori Bond
Notary Public



My Commission Expires:

April 15, 2019

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EXHIBIT A

LEGAL DESCRIPTION OF ENCUMBERED PROPERTY

PARCEL 1:

LOTS 11 THROUGH 18 BOTH INCLUSIVE, IN BLOCK 5 IN BUTTERFIELDS SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 11, 12, 15 THROUGH 18 IN BRICKMAKER'S SUBDIVISION OF BLOCK 4 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 OF KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Numbers: 25-30-201-011-0000
25-30-201-012-0000
25-30-201-013-0000
25-30-201-014-0000
25-30-201-015-0000
25-30-201-016-0000
25-30-201-017-0000
25-30-201-018-0000
25-30-202-012-0000
25-30-202-013-0000
25-30-202-020-0000
25-30-202-021-0000
25-30-202-022-0000
25-30-202-023-0000