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Sterling Bay, LLC
1040 W. Randolph St.
Chicago, Illinois 60607

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/06/2016 12:14 PM PG: 1 OF 5

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

KNOW ALL PERSONS BY THESE PRESENTS that **WANXIANG INTERNATIONAL INVESTMENT CORPORATION**, a Cayman Islands corporation, having an office at 88 Airport Road, Elgin, Illinois 60123, Attention: Lawrence J. Krueger ("Lender"), as mortgagee, for good and valuable consideration paid by **2044 N. DOMINICK, LLC**, a Delaware limited liability company, having its principal office and place of business at c/o Sterling Bay, 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, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING, dated August 28, 2015, from Mortgagor to Lender, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 1525419167, on September 11, 2015 (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

PROPERTY

PARCEL 1:

LOTS 5, 6, 7 AND 8 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY, AND LOTS 1, 2 AND 3 IN BLOCK 5 AND THE 16' VACATED ALLEY WEST AND ADJOINING LOT 1, 2 AND 3 IN BLOCK 5, RECORDED AS DOCUMENT 3658389, IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 289.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.54 FEET TO A POINT WHICH IS 2.71 FEET EAST OF THE WEST LINE OF SAID LOT 5 AND 33.30 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 33.30 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 22.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 22, 23, AND 24 IN BLOCK 4 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 4 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTHERLY 1/2 OF LOT 9, AND LOT 10, AND THE NORTHERLY 58 FEET OF LOT 11 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADD. TO CHICAGO IN SECTION 29, 31, 32, 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTHERLY 25 FT. OF LOT 11, LOT 12 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, 31, 32, 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 9, 10, 11, 12, 13, 14, 15 AND PART WEST OF A LINE COMMENCING AT A POINT IN SOUTH LINE 14.31 FEET WEST OF SOUTHEAST CORNER OF LOT 7, THENCE NORTH AT A RIGHT ANGLE TO POINT OF CURVE, THENCE NORTHERLY ON CURVE TO LAST DESCRIBED COURSE CONVEX EASTERLY RADIUS 177.53 FEET, 93.28 FEET TO A POINT IN NORTH LINE 14.17 FEET WEST OF NORTHEAST CORNER OF LOT 8, AND THE SOUTH 1/2 OF THE VACATED ALLEY NORTHERLY OF LOTS 9 TO 15 AND NORTHERLY OF THE WESTERLY 9.83 FEET OF LOT 8 IN BLOCK 1 IN J.F.

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LAWRENCE'S SUB OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO,

THAT PART OF N. DOMINICK ST. BOUNDED ON THE SOUTH BY THE SOUTH LINE, AS OCCUPIED, OF DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ON THE NORTH BY THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 11 (AS MEASURED ON THE EAST LINE OF SAID LOT) IN BLOCK 6 IN SAID DOMINICK'S SUBDIVISION EXTENDED EAST TO A POINT 8 FEET EAST OF THE WEST LINE OF SAID DOMINICK STREET, AND ON THE NORTHEAST BY A LINE RUNNING FROM SAID POINT ON THE NORTH OF THE PREMISES HEREWITH DESCRIBED TO A POINT ON THE EASTERLY LINE OF DOMINICK ST. 33 FEET NORTHWEST OF THE LINE OF SAID SUBDIVISION.

PARCEL 7:

THAT PART OF WEST ARMITAGE AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634 LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 15 IN BLOCK 1 WHICH IS 334.69 FEET WEST OF THE WEST LINE OF NORTH SOUTHPORT AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634, AS MEASURED ON THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE, TO A POINT ON THE NORTH LINE OF LOT 13 IN BLOCK 2 WHICH IS 334.69 FEET WEST OF THE EAST LINE OF VACATED NORTH SOUTHPORT AVENUE AS MEASURED ON THE SOUTH LINE OF VACATED WEST ARMITAGE AVENUE ALL IN J.F. LAWRENCE'S SUBDIVISION OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 7 AND 6 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY AGREEMENT FOR EASEMENT RECORDED AS DOCUMENT NUMBER 96293051.

ADDRESS: 2036-2044 N DOMINICK STREET AND 1420 W ARMITAGE AVE, CHICAGO, ILLINOIS

TAX PARCEL NUMBERS: 14-32-120-004-0000, 14-32-120-005-0000, 14-32-130-001-0000, 14-32-130-002-0000, 14-32-130-003-0000, 14-32-130-004-0000, 14-32-130-005-0000, 14-32-130-012-0000, 14-32-013-0000, 14-32-130-014-0000, 14-32-135-001-0000, 14-32-135-002-0000, 14-32-135-003-0000, 14-32-135-004-0000, 14-32-135-005-0000, 14-32-135-006-0000, 14-32-135-015-0000, 14-32-135-019-0000