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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/18/2017 10:02 AM Pg: 1 of 3

This document prepared by
and when recorded return to:

Goodwin Procter LLP
The New York Times Building
620 Eighth Avenue
New York, New York 10018-1405
Attention: Christopher B. Price, Esq.

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 **1043 W. FULTON, 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. 1427416006, 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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IN WITNESS WHEREOF, Lender has caused this instrument to be signed by the undersigned officer this _____ day of September, 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 F. Buckley
Title: Vice President

Property of Cook County Clerk's Office

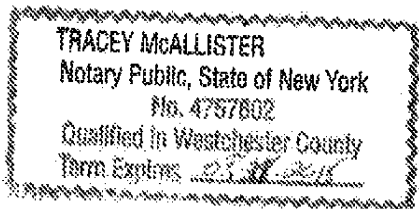
STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

I, Tracey McAllister, a 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 29th day of September, 2015.

Tracey McAllister
Notary Public

My Commission Expires:
MAY 31, 2018



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOTS 5, 6 AND 7 IN HAYES' SUBDIVISION OF BLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1013 W. FULTON STREET, CHICAGO, IL

PIN: 17-08-42 (-004-0000)