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by and after recording mail to:

Kilpatrick Townsend & Stockton LLP
Suite 1900
Two Embarcadero Center
San Francisco, CA 94111
Attention: Robert L. Brown



1708644076

Doc# 1708644076 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 02:53 PM PG: 1 OF 6

RELEASE OF MORTGAGE AND OTHER LIENS

This Release is made by Deutsche Bank Trust Company Americas, as Trustee for Certificateholders of UBS-Barclays Commercial Mortgage Trust 2012-C3, Commercial Mortgage Pass-Through Certificates, Series 2012-C3 (the "Lender"), as of the 23rd day of February, 2017.

RECITALS

A. A. UBS Real Estate Securities Inc., a Delaware corporation ("Original Lender") made a loan to CMP Chicago Business Center, LLC and Chicago Marketplace, LLC, each an Illinois limited liability company (collectively, the "Borrower").

B. The loan is secured in part by the following instruments:

- 1) Mortgage, Assignment of Leases and Rents and Security Agreement made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded with the Cook County Recorder ("County Recorder") on September 6, 2012 as Document No. 1225039100, as assigned by an assignment recorded with the County Recorder as Document No. 1232408780 (hereinafter collectively referred to as the "Mortgage");
- 2) Assignment of Rents made by Borrower in favor of Original Lender, and recorded with the County Recorder on September 6, 2012 as Document No. 1225039101, as assigned pursuant to an assignment recorded with the County Recorder as Document No. 1232408781 (hereinafter collectively referred to as the "Assignment").

C. The Mortgage and the Assignment (collectively, the "Collateral Document") encumbers the properties located at 2600 West 35th Street, Chicago, IL 60632 and 2455 South Damen Avenue, Chicago, IL 60608 (collectively, the "Property") which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference.

D. Lender now desires to release the lien of the Mortgage on the Property and terminate the Assignment.

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NOW, THEREFORE, for good, and valuable consideration of which the receipt and sufficiency is hereby acknowledged, Lender remises, conveys, releases and quit claims to Borrower, all of the right, title and interest it may have acquired in and to the Property by virtue of the Collateral Document, and the Collateral Document is hereby terminated of record.

Notwithstanding the release of the lien of the Mortgage and the Assignment from the Property as provided herein, that certain Promissory Note dated as of August 30, 2012, in the principal amount of \$23,000,000.00 (the "Note") from Borrower currently held by Lender shall remain in full force and effect and is not cancelled, and all indemnities and other obligations under the Mortgage and the Assignment, which, by their terms, survive a release of the lien of the Mortgage and the Assignment shall remain in full force and effect and are not cancelled. The obligations of Borrower under the Note are being assumed by SB DFZ UBSBB 2012-C3 Holdings, LLC, a Delaware limited liability company ("Successor Borrower"), pursuant to that certain Defeasance Assignment, Assumption and Release Agreement dated as of the date hereof by and among Borrower, Successor Borrower, Lender and the other parties signatory thereto.

Furthermore, notwithstanding anything to the contrary contained herein, the lien created against the Property is released in its entirety and in all respects, Lender shall have no continuing rights, interests or privileges whatsoever with respect to the Property, or any portion thereof, and Lender shall have no rights of action, foreclosure, recourse or otherwise whatsoever with respect to or against the Property, or any portion(s) thereof, from and after the date hereof, including, without limitation, arising from any purported breach or default by Borrower or its successors or assigns of any obligations that purport to have survived the release made hereby.

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County Clerk's Office

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IN WITNESS WHEREOF, Lender has executed this Release as of the date above first written.

Deutsche Bank Trust Company Americas, as Trustee for Certificateholders of UBS-Barclays Commercial Mortgage Trust 2012-C3, Commercial Mortgage Pass-Through Certificates, Series 2012-C3

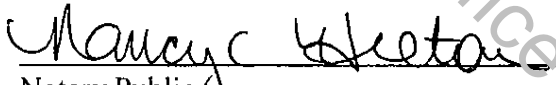
By: Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer and Attorney-in-Fact

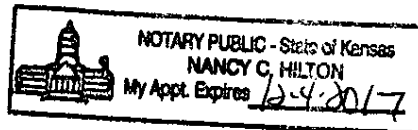
By: 
Name: Gregory L. McFarland
Title: Senior Vice President

STATE OF KANSAS
COUNTY OF JOHNSON

This instrument was acknowledged before me by Gregory L. McFarland, Senior Vice President of Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer for Deutsche Bank Trust Company Americas, as Trustee for Certificateholders of UBS-Barclays Commercial Mortgage Trust 2012-C3, Commercial Mortgage Pass-Through Certificates, Series 2012-C3, known to me to be, or proven on the basis of satisfactory evidence to be, the person described herein, who executed the foregoing instrument, and acknowledged to me that Gregory L. McFarland executed the same freely and voluntarily and for the uses and purposes therein mentioned.

GIVEN under my hand and notarial seal this 24th day of February, 2017.


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF CHICAGO BUSINESS CENTER

Parcel II

Tract 1:

That part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision being a Subdivision of part of the northeast $\frac{1}{4}$ of Section 36, Township 39 North, Range 13, East of The Third Principal Meridian, according to the Plat thereof recorded May 23, 1930 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection of the North line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South line of said northeast $\frac{1}{4}$ of Section 36, with the West line of South Campbell Avenue in said City, as dedicated September 1, 1904 (now vacated), produced North.

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, 526.77 feet for a point of beginning;

THENCE continuing on an Azimuth of 270 degrees, 00 minutes, 00 seconds along the North line of 35th Street, a distance of 372.53 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 261.47 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 4.40 feet;

THENCE on an Azimuth of 00 degree, 01 minute, 00 seconds, a distance of 38.00 feet to the centerline of a 24 inch concrete foundation wall;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, along said centerline and foundation wall, and said centerline extended East, a distance of 354.30 feet to a point, which bear and Azimuth of 00 degrees, 01 minute, 00 second from the point of beginning;

THENCE on an Azimuth of 180 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to the point of BEGINNING.

Tract 2:

That part of the northeast $\frac{1}{4}$ of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian and that part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision therein according to the plat thereof recorded May 23, 1990 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection on the North Line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South Line of said northeast $\frac{1}{4}$ of Section 36, with the West Line of South Campbell Avenue in said City, as Dedicated September 1, 1904 (now vacated), produced North;

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, a distance of 526.77 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to a point on the easterly extension of the centerline of a 24 inch concrete foundation wall for a point of beginning;

THENCE continuing on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 386.74 feet;

THENCE on an Azimuth of 23 degrees, 21 minutes, 52 seconds, a distance of 83.73 feet;

THENCE on an Azimuth of 67 degrees, 28 minutes, 17 seconds, a distance of 83.74 feet;

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THENCE on an Azimuth of 339 degrees, 14 minutes, 27 seconds, a distance of 46.06 feet;
 THENCE on an Azimuth of 68 degrees, 15 minutes, 58 seconds, a distance of 43.44 feet;
 THENCE northeasterly along a tangential curve concave to the northwest, radius 295.11 feet,
 central angle 18 degrees, 28 minutes, 35 seconds, a distance of 95.17 feet;
 THENCE on an Azimuth of 49 degrees, 47 minutes, 23 seconds, 33.91 feet;
 THENCE on an Azimuth of 36 degrees, 15 minutes, 07 seconds, a distance of 275.76 feet to the
 southerly line of the Canal Reserve of the Illinois and Michigan Canal;
 THENCE on an Azimuth of 248 degrees, 27 minutes, 00 seconds along said southerly line, a
 distance of 976.31 feet to the northeast corner of Lot 4 in Campbell Soup Company's
 Subdivision of part of the northeast $\frac{1}{4}$ of Section 36, According to the plat thereof, recorded July
 24, 1957 as Document 16966716;
 THENCE South through the following ten (10) courses along the East lines of said Campbell
 Soup Company's Subdivision:
 THENCE on an Azimuth of 214 degrees, 13 minutes, 38 seconds, a distance of 165.36 feet;
 THENCE on an Azimuth of 179 degrees, 59 minutes, 58 seconds, a distance of 311.98 feet;
 THENCE on an Azimuth of 89 degrees, 56 minutes, 10 seconds, a distance of 18.00 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 94.00 feet;
 THENCE on an Azimuth of 90 degrees, 00 minutes, 00 seconds, a distance of 23.00 feet;
 THENCE on an Azimuth of 130 degrees, 00 minutes, 00 seconds, a distance of 106.00 feet;
 THENCE on an Azimuth of 226 degrees, 06 minutes, 50 seconds, a distance of 49.39 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 127.65 feet;
 THENCE on an Azimuth of 270 degrees, 00 minutes, 00 seconds, a distance of 3.95 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 125.00 feet to the
 North line of West 35th Street aforesaid;
 THENCE East, along said North Line, a distance of 227.45 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 261.47 feet;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 4.40 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 38.00 feet to the
 centerline of a 24 inch concrete foundation wall;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 second along said centerline and
 foundation wall, and said centerline extended East, a distance of 354.30 feet to the point of
 BEGINNING.

Tract 3:

Lots 2 and 4 in Campbell Soup Company's Subdivision of part of the northeast $\frac{1}{4}$ of Section 36,
 Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof
 recorded July 24, 1957 as Document 16966716, in Cook County, Illinois.

Together with and subject to the Terms and Provisions of that Easement Agreement set forth as
 Document No. 93280727.

Together with and subject to the Terms and Provisions of that Declaration of Easements for
 Ingress, Egress and Access set forth as Document No. 93280729.

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LEGAL DESCRIPTION OF MARKET PLACE

Parcel I

The following tract of land situate in the City of Chicago, the County of Cook, and the State of Illinois, being more particularly described as follows:

Those lots and parts of Lots 32 through 36, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the river of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract described as follows:

BEGINNING at a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof;

THENCE North 00 degrees 01 minute 08 seconds West, along the West line of said Lots 32 through 36, (being also the easterly line of South Damien Avenue), a distance of 440.00 feet to a line 35.00 feet South from and parallel with the North line of said Lot 36;

THENCE South 00 degrees (deed) (89 degrees survey) 55 minutes 44 seconds East, along said parallel line and the easterly extension thereof, a distance of 268.11 feet, to a line 268.11 feet East from and parallel with said West line of Lots 32 through 36;

THENCE South 00 degrees 01 minute 08 seconds East, along said parallel line, a distance of 440.21 feet to a line drawn from a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West 15.00 feet of Lot 7 in said Block 13, said point being 24.72 feet North of the South line of said Lot 7;

THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 268.11 feet to the point of BEGINNING, in Cook County, Illinois.

AND

Those parts of Lots 3 through 7, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the River of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract, described as follows:

BEGINNING at the intersection of the South line of the North, 35.00 feet of said Lot 3 with the East line of the West, 15.00 feet of Lots 3 through 7;

THENCE South 00 degrees 00 minutes 00 seconds East, along said East line of the West, 15.00 feet of Lots 3 through 7, a distance of 440.28 feet to a line drawn from a point on the West line of Lot 32 in Block 13, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West, 15.00 feet of said Lot 7, said point being 24.72 feet North of the South line of said Lot 7;

THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 90.53 feet to a line, 268.11 feet East, from and parallel with the West line of Lots 32 through 36 in said Block 13;

THENCE North 00 degrees 01 minute 08 seconds West, along said parallel line, a distance of 440.21 feet to the westerly extension of the South line of the North, 35.00 feet of said Lot 3;

THENCE South 89 degrees 55 minutes 44 seconds East, along the last described line, a distance of 90.67 feet to the point of BEGINNING, in Cook County, Illinois.

Together with and subject to terms and provisions of that Declaration of Easements for Ingress, Egress, and Access dated June 30, 2010 and recorded August 10, 2010 as Document No.

1022256015, as amended by Amendment to Declaration of Easements for Ingress, Egress and Access to be recorded with Cook County Recorder of Deeds.

Together with and subject to terms and provisions of that Declaration of Easements for Ingress, Egress and Access and for Maintenance of Stormwater Facilities dated as of August 24, 2012 and being recorded.