

UNOFFICIAL COPY

This document prepared
by and after recording mail to:

Gina A. Zentz
Venable LLP
750 E. Pratt Street, Suite 900
Baltimore, Maryland 21202

8983632LK
Call



Doc# 1709045044 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 11:02 AM PG: 1 OF 5

RELEASE

For good and valuable consideration of which the receipt and sufficiency is hereby acknowledged, U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC19 ("Lender"), hereby releases the following instruments which encumber the property commonly known as Orchard Place located in Skokie, Cook County, Illinois (the "Release Property"), which Release Property is legally described in Exhibit A attached hereto and incorporated herein by this reference:

- 1) Mortgage and Security Agreement made by Orchard Place L.L.C. and Orchard Place Retail, L.L.C., each an Illinois limited liability company (collectively, "Original Borrower"), in favor of JPMorgan Chase Bank, N.A., a banking association chartered under the laws of the United States of America ("Original Lender") dated March 30, 2007 and recorded on April 6, 2007 with the Cook County Register as Document No. 0709602210, as amended and restated by that certain Amended and Restated Mortgage and Security Agreement made by 120 Orchard LLC, 427 Orchard LLC, and FT Orchard LLC, each a Delaware limited liability company (collectively, "Borrower"), in favor of Original Lender dated April 25, 2007 and recorded on April 27, 2007 with the Cook County Register as Document No. 0711733162, as assigned to Lender by that certain Assignment of Amended and Restated Mortgage and Security Agreement and Other Loan Documents dated as of May 14, 2014 (as so amended, restated and assigned, hereinafter referred to as the "Mortgage"); and

R/02

UNOFFICIAL COPY

- 2) The Assignment of Leases and Rents made by Original Borrower in favor of Original Lender dated March 30, 2007 and recorded on April 6, 2007 with the Cook County Register as Document No. 0709602211, as assigned to Lender by that certain Assignment of Assignment of Leases and Rents dated as of May 14, 2014 (as so amended, restated and assigned, hereinafter referred to as the "ALR").

[End of Page; Signature Page Follows]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Release has been executed by Lender as of the ___ day of March, 2017, and is effective as of the ___ day of March, 2017.

U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC19

By: LNR Partners, LLC, a Florida limited liability company, as attorney-in-fact pursuant to a Limited Power of Attorney dated March 15, 2011

By: *Arnold Shulkin*
Name: Arnold Shulkin
Title: Vice President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arnold Shulkin, as Vice President of LNR Partners, LLC, a Florida limited liability company, as attorney-in-fact for U.S. Bank National Association, a national banking association organized and existing under the laws of The United States of America, not in its individual capacity but solely in its capacity as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19 pursuant to a Limited Power of Attorney dated March 15, 2011, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of said entity 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 entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of March, 2017.



SANDRA ARIZMENDI
Notary Public - State of Florida
Commission # FF 923716
My Comm. Expires Oct 24, 2019

Sandra Arizmendi
Notary Public

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

LOTS 1 AND 2 IN ORCHARD PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED NOVEMBER 6, 2009 RECORDED AS DOCUMENT NUMBER 0931046033 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 IN ORCHARD PLACE RE-SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1995 AS DOCUMENT NO. 95808782, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON AN ASSUMED BEARING OF THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 2.15 FEET TO A LINE 2.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE, 73.07 FEET TO THE EASTERLY LINE OF LOT 2 AFORESAID; THE NEXT TWO (2) COURSES WILL FOLLOW EASTERLY AND EAST LINES OF LOT 2 AFORESAID; THENCE SOUTH 06 DEGREES 41 MINUTES 27 SECONDS EAST, 17.54 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 53 SECONDS WEST, 55.66 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING:

THAT PART OF LOT 2 IN ORCHARD PLACE RE-SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1995 AS DOCUMENT NO. 95808782, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON AN ASSUMED BEARING OF THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 2.15 FEET TO A LINE 2.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE, 73.07 FEET TO THE EASTERLY LINE OF LOT 2 AFORESAID AND FOR A POINT OF BEGINNING; THENCE NORTH 15 DEGREES 30 MINUTES 36 SECONDS WEST, 16.45 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 19

UNOFFICIAL COPY

SECONDS WEST, 44.56 FEET TO THE NORTH LINE OF LOT 2 AFORESAID; THE NEXT THREE (3) COURSES WILL FOLLOW NORTH, NORTHEASTERLY AND EASTERLY LINES OF LOT 2 AFORESAID; THENCE SOUTH 82 DEGREES 39 MINUTES 38 SECONDS EAST, 2.99 FEET; THENCE EAST, 45.03 FEET ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44 DEGREES 47 MINUTES 18 SECONDS EAST, 42.90 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES 27 SECONDS EAST, 17.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING OVER ALL COMMON AREAS AS SET FORTH IN THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96718369.

Property Address: 4801 -- 4869 Golf Road
Skokie, Illinois 60077

TINs: Lot 1: 10-16-206-048
Lot 2: 10-16-206-049

Property of Cook County Clerk's Office