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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2017 11:55 AM PG: 1 OF 3

Prepared by and after
recorded, return to:
Jeffrey M. Monberg, Esq.
Quarles & Brady, LLP
300 N. LaSalle Street, Suite 4000
Chicago, Illinois 60654

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

The undersigned, PNC BANK, NATIONAL ASSOCIATION, with an address of One North Franklin, Suite 3600, Chicago, IL 6040, as mortgagee (the "**Mortgagee**") does hereby release from that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 19, 2011, executed by EDGEWATER UPTOWN BUILDING CORPORATION, an Illinois not-for-profit corporation (the "**Mortgagor**"), and recorded on April 25, 2011, as Document No. 1111547024 (the "**Original Mortgage**") in the Office of the Cook County Recorder of Deeds, as modified by (i) a Real Estate Documents Modification Agreement dated as of June 19, 2013, executed and delivered by Mortgagor to Mortgagee and recorded on October 22, 2013, as document number 1329548084 with the Cook County, Illinois Recorder's Office (the "**First Modification**"), (ii) a Second Real Estate Documents Modification Agreement dated as of December 20, 2013, executed and delivered by EUBC to Bank and recorded on May 14, 2014, as document number 1413418073 with the Cook County, Illinois Recorder's Office (the "**Second Modification**"), and (iii) a Third Real Estate Documents Modification Agreement dated as of April 20, 2016, executed and delivered by EUBC to Bank and recorded on April 28, 2016, as document number 1611944046 with the Cook County, Illinois Recorder's Office (the "**Third Modification**") (the First Modification, the Second Modification and the Third Modification are collectively referred to herein as the "**Modifications**", and the Modifications, and the Original Mortgage, as modified by the Modifications, is referred to as the "**Existing Mortgage**"), the following described real property:

PARCEL 3:

LOTS 21 AND 22 IN BLOCK 2 IN BOTSFORD'S SUBDIVISION OF BLOCK 7 IN JOHNSTON SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

CCRD REVIEW

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LOT 8 IN BLOCK 3 IN W.F. KAISER AND CO'S ARCADIA TERRACE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT WEST 33 FEET) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 41, 42, 43 AND THE EASTERLY 1/2 OF LOT 44 IN CAIRNDUFF'S ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 3: Common Address: 2540 W. North Avenue, Chicago, IL 60647
Tax No. 13-36-429-021-0000

Parcel 4: Common Address: 2525 West Peterson Avenue, Chicago, IL 60659
Tax No. 13-01-405-001-0000

Parcel 5: Common Address: 5691-5697 North Ridge Avenue, Chicago, IL 60660
Tax No. 14-05-323-013 (lots 43 and the east 1/2, of lot 44) and
Tax No. 14-05-323-019 (lots 41 and 42)

THIS IS A PARTIAL RELEASE AND THE ABOVE IDENTIFIED EXISTING MORTGAGE REMAINS IN FULL FORCE AND EFFECT TO AS TO THE REMAINING PROPERTY.

[Signature Page Follows]

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IN WITNESS WHEREOF, Mortgagee has executed this Partial Release of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing as of the 10th day of April, 2017.

PNC BANK, NATIONAL ASSOCIATION

By: *[Signature]*

Print Name: Randolph W. Webster, III

Title: V.P.

Property of COOK COUNTY Notary Public's Office

ACKNOWLEDGMENT

STATE OF IL)
COUNTY OF COOK) SS.



I, JOSEPH KURE, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT RANDOLPH W. WEBSTER III, a Employee of PNC BANK, NATIONAL ASSOCIATION, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free voluntary act and deed and as the free and voluntary act and deed of said banking association for the uses and purposes therein set forth.

Given my hand and notarial seal this 10th day of April, 2017.

[Signature]
Notary Public
My Commission Expires:
12/3/18