

# UNOFFICIAL COPY

PREPARED BY AND  
WHEN RECORDED MAIL TO:

Michael Lepro  
JPMorgan Chase Bank, N.A.  
1300 East Ninth Street, 13<sup>th</sup> Floor  
M/C OH2-5428  
Cleveland, Ohio 44114-1573



Doc# 1720822058 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2017 03:44 PM PG: 1 OF 3

Space above this line for Recorder's Use

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLE IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

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

(1600 North Western, Chicago, Illinois)

Reference is made to the Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of March 8, 2010 executed by True North Energy, LLC, a Delaware limited liability company whose address is 1041 S. Reynolds Road, Toledo, Ohio 43615 Attn: W. Geoffrey Lyden III (the "**Borrower**"), in favor of JPMorgan Chase Bank, N.A., whose address is 10 S. Dearborn, Chicago, Illinois 60603 (the "**Lender**"), and recorded on April 1, 2010 with the Cook County Recorder of Deeds as Document No. 1009118049, and re recorded on April 12, 2010 with the Cook County Recorder of Deeds as Document No. 1010218054 (as amended, restated, supplemented or otherwise modified from time to time, the "**Mortgage**").

The lien of the Mortgage is hereby released solely insofar as the same is applicable to the real property described on Exhibit A attached hereto. The real property described on Exhibit A attached hereto is referred to herein as the "**Released Property**".

In all events the release of the Released Property hereunder shall be effective solely with respect to the Released Property. Without limitation, the remaining property (the "**Remaining Property**") subject to the Mortgage and related agreements, documents and instruments, and Lender's lien and security interest therein and thereto, shall continue to be held by Lender under the terms of the Mortgage and related agreements, documents and instruments. This Partial Release of Mortgage shall not impair, alter, diminish or affect any lien, security

CCRD REVIEW

NCS 847257-T.KJ 3 of 3

3

# UNOFFICIAL COPY

interest, or any rights or remedies of Lender with respect to all and any portion of the Remaining Property. The obligations secured by the Mortgage have not been paid and remain outstanding.

18 IN WITNESS WHEREOF, the Lender has caused these presents to be signed as of this day of July, 2017.

Lender:

JPMORGAN CHASE BANK, N.A.

By: [Signature]  
Name: Michael Lepro  
Title: Authorized officer

STATE OF OHIO            )  
                                      )  
COUNTY OF Cuyahoga    )        SS

I certify that before me this 18 day of July, 2017, did appear Michael Lepro, Authorized officer of JPMorgan Bank, N.A., to me personally known, and he did acknowledge that he/she signed and delivered the foregoing instrument as his/her free and voluntary act, and as the free and voluntary act of JPMorgan Chase Bank, N.A. for the uses and purposes therein set forth.

[Signature: Natasha Malkin]  
Notary Public

My commission expires: 05/03/2020



# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

##### PARCEL 1:

LOT 19 IN ROUNTREE AND HAYES SUBDIVISION OF THE EAST HALF OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 19 HERETOFORE CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10733514 DESCRIBED AS THAT PART OF LOT 19, LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36) IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

LOT 23 IN ROUNTREE AND HAYES SUBDIVISION OF THE EAST HALF OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 3:

LOTS 20 AND 22 IN ROUNTREE AND HAYES SUBDIVISION OF THE EAST HALF OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 4:

LOT 21 IN ROUNTREE AND HAYES SUBDIVISION OF THE EAST HALF OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-432-045-0000

ADDRESS: 1600 NORTH WESTERN, Chicago, Illinois 60647