

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING, PLEASE
RETURN TO:

Doc#: 1722947116 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2017 11:13 AM Pg: 1 of 3

Bryan J. Segal, Esq.
Barack Ferrazzano
200 W Madison St., Suite 3900
Chicago, IL 60606

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

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned T2 CLARK ROOTS, LLC, a Delaware limited liability company ("**Lender**"), for and in consideration of the partial payment of the indebtedness secured by the Mortgage (as hereinafter defined) and of the sum of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUITCLAIM unto 2937-35 NORTH CLARK LLC, an Illinois limited liability company, with an address of 817 Elm, Winnetka, IL 60093 ("**Mortgagor**"), its heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises located in the County of Cook, State of Illinois and more particularly described on **Exhibit A** attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Lender may have acquired in, through or by that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of March 6, 2015 and recorded with the Cook County Recorder on March 13, 2015 as Document No. 1507218060 made by Mortgagor in favor of Lender (as same may have been amended, restated or modified from time to time, the "**Mortgage**").

This Release does not release any covenants, warranties, indemnities or other obligations under the Mortgage which by their terms expressly survive the release or termination of the Mortgage; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Lender possesses under the Mortgage in and to the property legally described on **Exhibit A** attached hereto and incorporated herein.

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IN WITNESS WHEREOF, Lender has caused these presents to be executed effective as of August 11, 2017.

LENDER:

T2 CLARK ROOTS, LLC, a Delaware limited liability company

By: T2 SREI Fund GP, LLC, a Delaware limited liability company, its manager

By: [Signature]
Name: Jeff Brown
Its: Manager

STATE OF Illinois)
) §
COUNTY OF DuPage)

I, John Felker, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jeff Brown, personally known to me to be the Manager of T2 SREI Fund GP, LLC, a Delaware limited liability company, manager of T2 CLARK ROOTS, LLC, a Delaware limited liability company, and 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 as such officer she/he signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 11th day of August, 2017.

[Signature]
Notary Public

My Commission Expires:
10/12/2020



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EXHIBIT A

Legal Description

LOT 15 AND THAT PART OF LOT 14 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 77/100 FEET; THENCE NORTHEASTERLY A DISTANCE OF 1.33 FEET TO A POINT 1.33 FEET NORTH (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID LOT 14; THENCE SOUTHEASTERLY A DISTANCE OF 53/100 FEET TO A POINT 87/100 FEET NORTH (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LINE; THENCE EASTERLY A DISTANCE OF 66.25 FEET TO A POINT 91/100 FEET NORTH (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LOT LINE; THENCE SOUTH A DISTANCE OF 91/100 FEET TO A POINT ON SAID SOUTH LINE OF LOT 14 WHICH IS 57.73 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT AND THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 67.27 FEET TO PLACE OF BEGINNING, BEING IN WILLIAM KNOKE AND OTHERS SUBDIVISION OF PART OF BLOCK 1 IN SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1904 AS DOCUMENT 3527220 IN BOOK 86, PAGE 35 OF PLATS, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 14-28-111-047-0000

ADDRESS: 2937-35 NORTH CLARK STREET, CHICAGO, ILLINOIS