

UNOFFICIAL COPY

P17-43473 1/2

PARTIAL RELEASE OF MORTGAGE



1724913099

This document prepared by and after
Recording return to:

Doc# 1724913099 Fee \$72.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2017 04:05 PM PG: 1 OF 5

Glenn L. Udell, Esq.
Brown, Udell, Pomerantz & Delrahim, Ltd.
225 W Illinois Street, Suite 300
Chicago, Illinois 60654

KNOW ALL MEN BY THESE PRESENTS, that Carbon Capital V, Inc., a Maryland Corporation and Consumer Program Administrators, Inc., an Illinois Corporation, with an address c/o BlackRock Financial Management, Inc., of 68 South Service Road, Suite 120, Melville, New York 11747, (collectively, the "Lender"), for and in consideration of the payment of the sum of ten dollars, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM without recourse, representation or warranty unto NM PROJECT COMPANY, LLC, a Delaware limited liability company, having an address of 118 E. Erie Street, Chicago, Illinois 60611 (the "Borrower"), all the right, title, interest, claim or demand whatsoever the Lender may have acquired in, through or by that certain:

Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated February 12, 2016 from the Borrower to the Lender and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 17, 2016 as Document No. 1604819128 (the "Mortgage").

The premises therein described as follows: situated in Cook County, Illinois, to wit:

THE UNITS DESCRIBED IN SCHEDULE A, ATTACHED HERETO AND MADE PART HEREOF (collectively the "Release Parcel"); and

Together with all the appurtenances and privileges thereunto belonging or appertaining, provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of the premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

This Partial Release of Mortgage is in no way to operate to discharge the lien of the Mortgage, any other document upon any other of the premises therein, or any indebtedness secured thereby, but it is only to release the Release Parcel and none other; and the remaining or unreleased portions of the premises in said Mortgage are to remain as security for the payment of the indebtedness secured thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage and documents related thereto.

R

UNOFFICIAL COPY

THIS IS A PARTIAL RELEASE ONLY WITH RESPECT TO THE RELEASE PARCEL, and the Mortgage shall continue to be in full force and effect as to the other real estate and property described in the Mortgage and not expressly released hereby or by another instrument of record.

[SIGNATURE PAGES FOLLOW]

Property of Cook County Clerk's Office

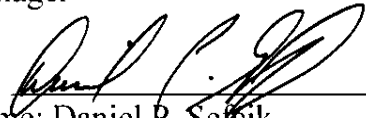
UNOFFICIAL COPY

[SIGNATURE PAGE TO PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING]

Witness the hand and seal this 13th day of August, 2017.

CONSUMER PROGRAM
ADMINISTRATORS, INC.

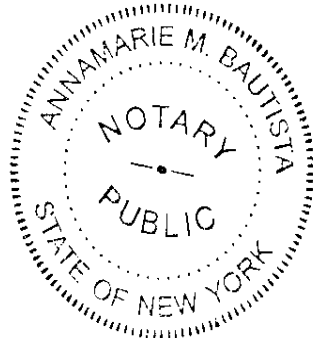
By: BlackRock Financial
Management, Inc., its investment
manager


By: 
Name: Daniel P. Sefcik
Title: Managing Director

STATE OF New York)
COUNTY OF New York)

I, Annamarie Bautista, a notary public in and for said County, in the State, aforesaid, DO HEREBY CERTIFY that Daniel Sefcik, personally known to me to be a Managing Director, of BlackRock Financial Management, Inc., 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 he/she signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23rd day of August, 2017




Notary Public

Commission expires: _____

ANNAMARIE M. BAUTISTA
Notary Public, State of New York
Registration #01BA6237623
Qualified In New York County
Commission Expires Mar. 21, 2019

UNOFFICIAL COPY

[SIGNATURE PAGE TO PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING]

Witness the hand and seal this 23rd day of August, 2017.

Carbon Capital V, Inc.

By: [Signature]
Name: Daniel P. Sefcik
Title: Vice President

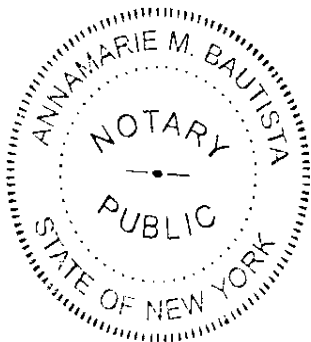
STATE OF New York)
COUNTY OF New York)

I, Annamarie Bautista, a notary public in and for said County, in the State, aforesaid, DO HEREBY CERTIFY that Daniel Sefcik, personally known to me to be a Vice President, of Carbon Capital V, Inc., 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 he/she signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23rd day of August, 2017

[Signature]
Notary Public

Commission expires: _____



ANNAMARIE M. BAUTISTA
Notary Public, State of New York
Registration #01BA6237623
Qualified In New York County
Commission Expires Mar. 21, 2019

UNOFFICIAL COPY

Schedule A Release Parcel

PARCEL 1: UNIT NUMBER 20D IN THE RESIDENCES CONDOMINIUM ON THE MAGNIFICENT MILE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF BLOCK 41 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AND EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 3 AND OTHER PROPERTY FOR ALLEY, BUILDING FOOTINGS AND FUEL TANKS AS CREATED BY AND GRANTED IN DOCUMENT NUMBERS 12899949 AND 14659909; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145069, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102.

PIN: 17-10-109-021-1043