

UNOFFICIAL COPY

RELEASE OF MORTGAGE

This instrument was prepared by and upon recording, return to:

Applegate & Thorne-Thomsen, P.C.
440 S. LaSalle Street, Suite 1900
Chicago, IL 60605
Attention: Debra Kleban



Doc# 1733429824 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 11:37 AM PG: 1 OF 6

Above Space For Recorder's Use Only

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE COUNTY RECORDER IN WHOSE OFFICE THE BELOW DESCRIBED MORTGAGE WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING WERE FILED.

THIS RELEASE OF JUNIOR MORTGAGE WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Release") is made as of November 30, 2017, by the undersigned Chase NMTC Testa Investment Fund, LLC, a Delaware limited liability company ("Mortgagee"), with a mailing address of 4555 S. Racine Avenue, Chicago, Illinois 60608.

KNOW ALL MEN BY THESE PRESENTS, THAT Mortgagee, for and in consideration of one dollar, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto Testa Properties LLCI, an Illinois limited liability company ("Mortgagor"), whose mailing address is 4555 S. Racine Avenue, Chicago, Illinois 60608, all the right, title, interest, claim or demand whatsoever that the undersigned may have acquired in and to that certain Junior Mortgage With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Mortgagor in favor of CDF Suballocatee X, LLC, an Illinois limited liability company (the "Original Mortgagee"), dated as of November 30, 2010, and recorded in the Office of the Recorder of Cook County, Illinois, as **Document No. 1033510086** and assigned by the Original Mortgagee to Mortgagee pursuant to that certain Assignment of Junior Mortgage With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of November 30, 2017, and recorded in the Office of the Recorder of Cook County, Illinois, as **Document No. 1733429023**, creating a lien and encumbrance in and to the real property legally described in Exhibit A attached hereto, situated in the Chicago, County of Cook, State of Illinois.

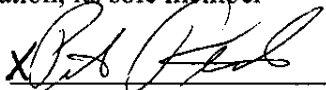
[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

WITNESS the undersigned this 22 day of November, 2017.

Chase NMTC Testa Investment Fund, LLC,
a Delaware limited liability company

By: Testa Produce, Inc., an Illinois
corporation, its sole member

By: 
Peter Testa, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Testa, personally known to me to be the President of Testa Produce, Inc., the sole member of Chase NMTC Testa Investment Fund, LLC, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of Chase NMTC Testa Investment Fund, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22 day of November, 2017.


NOTARY PUBLIC

Commission expires:



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: ALL THAT PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT WHICH IS 1023 FEET NORTH OF THE SOUTH LINE AND 123 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 5 AND RUNNING THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 999.96 FEET TO A POINT; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 600 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH SOUTH LINE OF SAID SECTION 399.96 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVED LINE HAVING A RADIUS OF 600 FEET AND CONVEX TO THE SOUTHWEST TO THE POINT OF BEGINNING; EXCEPT THE NORTH 46.84 FEET MEASURED PERPENDICULAR THEREOF AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 5 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A LINE WHICH IS 1122.96 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 5, AT A POINT 976.16 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 187.71 FEET; THENCE WEST ALONG A LINE WHICH IS 788.45 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, A DISTANCE OF 51.77 FEET TO THE EAST FACE OF A BRICK WALL OF AN EXISTING 5 STORY BRICK BUILDING; THENCE NORTH ALONG SAID EAST FACE OF BRICK WALL AND ALONG SAID EAST FACE EXTENDED, A DISTANCE OF 187.71 FEET TO ITS INTERSECTION WITH A LINE 976.16 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF SECTION 5, THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 51.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY, SAID POINT OF INTERSECTION BEING 153.51 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF INTERSECTION OF SAID PARALLEL LINE WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 24 DEGREES, 01 MINUTES, 45 SECONDS WEST, A DISTANCE OF 15.32 FEET TO A POINT OF CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 575.98 FEET, AN ARC DISTANCE OF 168.34 FEET TO A POINT OF REVERSE CURVE IN SAID EASTERLY

UNOFFICIAL COPY

LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,222.00 FEET AN ARC DISTANCE OF 118.15 FEET TO ANOTHER POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 510.07 FEET, AN ARC DISTANCE OF 112.39 FEET; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A STRAIGHT LINE HAVING A BEARING OF NORTH 00 DEGREES, 11 MINUTES, 15 SECONDS WEST A DISTANCE OF 150.06 FEET TO AN INTERSECTION WITH A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, SAID POINT OF INTERSECTION BEING 46.80 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH SAID EAST LINE OF S. RACINE AVENUE; THENCE SOUTH 89 DEGREES, 53 MINUTES, 45 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.65 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 11 IN SAID STOCKYARD SUBDIVISION; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 11, SAID WESTERLY LINE BEING HERE A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE 896.68 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID POINT OF THE INTERSECTION BEING 399.96 FEET, AS MEASURED ALONG SAID PARALLEL LINE, WEST OF THE SOUTHEAST CORNER OF SAID LOT 11 THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER, SAID PARALLEL LINE BEING ALSO THE WESTWARD EXTENSION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 125.76 FEET; THENCE NORTH 73 DEGREES, 08 MINUTES, 27 SECONDS WEST A DISTANCE OF 116.24 FEET TO A POINT OF CURVE; THENCE WESTWARDLY AND SOUTH WESTWARDLY ALONG A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 36.53 FEET; THENCE SOUTH 64 DEGREES, 59 MINUTES, 35 SECONDS WEST, A DISTANCE OF 86.42 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 145.47 FEET TO THE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS

UNOFFICIAL COPY

OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 05 DEGREES, 41 MINUTES, 47 SECONDS EAST, A DISTANCE OF 180.06 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE SOUTH 19 DEGREES, 51 MINUTES, 44 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 83.57 FEET TO THE POINT OF BEGINNING.

PARCEL 4: A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BEING PART OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, WITH THE EAST LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 26, 1968; THENCE SOUTH ALONG SAID EAST LINE, SAID EAST LINE HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES, 06 MINUTES, 21 SECONDS EAST, A DISTANCE OF 332.64 FEET TO AN ANGLE POINT IN SAID EAST LINE OF S. RACINE AVENUE; THENCE SOUTH 05 DEGREES, 41 MINUTES, 47 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 41.51 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE SOUTH 19 DEGREES, 51 MINUTES, 44 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 FEET TO AN INTERSECTION WITH A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH 89 DEGREES, 53 MINUTES, 45 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 69.94 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE NORTH 24 DEGREES, 01 MINUTES, 45 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 15.32 FEET TO A POINT OF CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 575.98 FEET, AN ARC DISTANCE OF 168.34 FEET TO A POINT OF REVERSE CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,222.00 FEET AN ARC DISTANCE OF 118.15 FEET TO ANOTHER POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 510.07 FEET, AN ARC DISTANCE OF 112.39 FEET; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A STRAIGHT LINE HAVING A BEARING OF NORTH 00 DEGREES, 11

UNOFFICIAL COPY

MINUTES, 15 SECONDS WEST, A DISTANCE OF 150.06 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 46.80 FEET TO THE POINT OF BEGINNING.

Commonly known as: 4555 S. Racine Avenue, Chicago, Illinois 60608

Permanent Index Numbers: 20-05-400-009-0000
20-05-400-016-0000
20-05-400-017-0000
20-05-400-018-0000
20-05-400-024-0000

Property of Cook County Clerk's Office