

# UNOFFICIAL COPY

Doc#: 1734946210 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2017 10:46 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

BANK OF AMERICA, N.A.  
6000 Feldwood Road  
College Park, GA 30349

Loan No.:

AFTER RECORDING, RETURN TO:  
Greater Illinois Title Company  
Attn: Melinda Janczur  
2146 S. Mannheim Road  
Westchester, IL 60154

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

400 34321 MJ

## RELEASE OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS, that **Bank of America, N.A.**, a national banking association, having its principal place of business in the County of Charlotte, State of North Carolina (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined), and of the sum of one dollar, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto **Sacramento and Thomas Limited Partnership, an Illinois limited partnership** (the "Borrower"), its heirs (if any), successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain **Leasehold Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing** dated and recorded **May 14, 2015** made by Borrower in favor of Bank and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as **Document No. 1513429094** in (the "Mortgage").

Permanent Real Estate Index Number: **16-01-305-001-0000**

Address of premises: **1045 N. Sacramento, Chicago, IL 60622**

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower 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 Bank possesses under the Mortgage in and to the property legally described on Exhibit A attached hereto and incorporated herein.



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## EXHIBIT "A" Legal Description

### PARCEL 1:

LEASEHOLD ESTATE CREATED BY THE AMENDED AND RESTATED GROUND LEASE MADE BY AND BETWEEN NORWEGIAN AMERICAN HOSPITAL, INC., AN ILLINOIS NOT FOR PROFIT CORPORATION, LANDLORD, AND HISPANIC HOUSING DEVELOPMENT CORPORATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, TENANT, DATED FEBRUARY 4, 2015, WHICH LEASE WAS RECORDED FEBRUARY 5, 2015 AS DOCUMENT 1503619169 AND ASSIGNED TO SACRAMENTO AND THOMAS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP BY THE ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE MADE BY AND AMONG HISPANIC HOUSING DEVELOPMENT CORPORATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, ASSIGNOR, SACRAMENTO AND THOMAS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, ASSIGNEE, AND NORWEGIAN AMERICAN HOSPITAL, INC., AN ILLINOIS NOT FOR PROFIT CORPORATION, LANDLORD, DATED FEBRUARY 4, 2015, RECORDED FEBRUARY 5, 2015 AS DOCUMENT NO. 1530619170, AND AS FURTHER AMENDED BY THE SECOND AMENDMENT TO AMENDED AND RESTATED GROUND LEASE DATED May 14, 2015 AND RECORDED MAY 14, 2015 AS DOCUMENT NO. 1513429092, MADE BY AND BETWEEN SACRAMENTO AND THOMAS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, ASSIGNEE, AND NORWEGIAN AMERICAN HOSPITAL, INC., AN ILLINOIS NOT FOR PROFIT CORPORATION, LANDLORD, DEMISING AND LEASING FOR A TERM OF 99 YEARS COMMENCING ON FEBRUARY 4, 2015 AND EXPIRING ON JANUARY 31, 2114, THE FOLLOWING DESCRIBED PREMISES, TO WIT:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, EXCEPT THE EAST 33.25 FEET OF SAID LOT 6, LOTS 7 THROUGH 12, BOTH INCLUSIVE, TOGETHER WITH THE NORTH/SOUTH 16 FOOT ALLEY, VACATED BY THE ORDINANCE RECORDED MARCH 1, 1995 AS DOCUMENT NO. 95143450, ALL IN BLOCK 5, IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 AND LOTS 2, 4 AND 5 IN BLOCK 17 IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, THEREON.

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**PARCEL 2:**

FEE SIMPLE TITLE TO ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, ON THE LEASEHOLD ESTATE HEREIN ABOVE DESCRIBED AS PARCEL 1.

COMMON ADDRESS: 1045 -51 N. SACRAMENTO AVENUE,  
CHICAGO, IL 60622

PERMANENT INDEX NUMBERS: 16-01-305-001-0000;  
16-01-305-002-0000;  
16-01-305-003-0000;  
16-01-305-004-0000;  
16-01-305-005-0000;  
16-01-305-006-0000;  
16-01-305-007-0000;  
16-01-305-008-0000;  
16-01-305-009-0000;  
16-01-305-010-0000, AFFECTS OTHER PROPERTY

Property of Cook County Clerk's Office