

UNOFFICIAL COPY



1836045001

Doc# 1836045001 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2018 09:15 AM PG: 1 OF 4

Return to:

Wheatland Title Guaranty

105 W. Veterans Parkway, Yorkville, IL 60560

MAN-WATCO-15388 2 of 3

THIS INSTRUMENT PREPARED BY
~~AND WHEN RECORDED, RETURNED TO:~~

Alston & Bird LLP

Bank of America Plaza

101 S. Tryon Street, Suite 4000

Charlotte, NC 28280-4000

Attn: Scott Rudd, Esq.

PARTIAL RELEASE
OF
MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT
AND FIXTURE FILING
and
ASSIGNMENT OF LEASES AND RENTS
and
UCC-1 FINANCING STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GFG CI-1 LLC, a Delaware limited liability company ("**Borrower**") executed and delivered that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("**Mortgage**") in favor of BARCLAYS BANK PLC ("**Original Lender**") dated as of November 21, 2016 and recorded December 2, 2016 as Document No. 1633713030 in the Recorder's Office of Cook County, Illinois ("**Official Records**"); as such Mortgage was assigned by Original Lender to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C37, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C37, AND IN ITS CAPACITY AS "LEAD SECURITIZATION NOTE HOLDER" ("**Lender**") pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and

bn

UNOFFICIAL COPY

Fixture Filing dated as of December 22, 2106 and recorded March 17, 2017 as Document No. 1707657189 in the Official Records;

WHEREAS, Borrower executed and delivered that certain ASSIGNMENT OF ASSIGNMENT OF LEASES ("**ALR**") in favor of Original Lender dated as of November 21, 2016 and recorded December 2, 2016 as Document No. 1633713031 in the Official Records; as such ALR was assigned by Original Lender to Lender pursuant to that certain Assignment of Assignment of Leases and Rents dated as of December 22, 2106 and recorded March 17, 2017 as Document No. 1707657190 in the Official Records;

WHEREAS, that certain UCC-1 ("**UCC**" together with ALR and Mortgage, collectively, "**Security Documents**") was filed on December 2, 2016 as Document No. 1633713032 in the Official Records against Borrower, as debtor, by Original Lender, as secured party; as such UCC was assigned by Original Lender to Lender pursuant to that certain UCC-3 assignment filed April 6, 2017 as Document No. 1709641013 in the Official Records;

WHEREAS, in connection with a deed-in-lieu of condemnation settlement with the Illinois Department of Transportation, Borrower desires that Lender release from the Security Documents certain real property legally described below.

NOW, THEREFORE, for valuable consideration received, Lender does hereby discharge and release only the following described real property from the Security Documents:

Interest ID: CSXB9-029

(Fee Interest)

Owner: GFG C1-1 LLC, a Delaware limited liability company

County: Cook

PIN: 18-36-306-009

That part of Southwest Quarter of Section 36, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows using bearings referenced to Illinois State Plane Coordinate System, East Zone, NAD 83 (2011):

Commencing at the southeast corner of the Southwest Quarter of said Section 36; thence North 02 degrees 03 minutes 09 seconds West on the east line of said Southwest Quarter, 848.83 feet to the easterly extension of the northerly line of the premises conveyed in Deed recorded December 2, 2016, as Document No. 1633713029; thence South 87 degrees 55 minutes 24 seconds West on said easterly extension, 33.00 feet to the westerly Right-of-Way line of the Baltimore & Ohio, Chicago Terminal Railroad, and the Point of Beginning; thence South 02 degrees 03 minutes 09 seconds East on said westerly Right-of-Way line, being also the easterly line of said premises, 16.39 feet to the most northerly southeast corner of said premises; thence South 19 degrees 39 minutes 20 seconds West leaving said westerly Right-

UNOFFICIAL COPY

of-Way line on the southeasterly line of said premise, 26.43 feet; thence South 87 degrees 56 minutes 51 seconds West, 10.22 feet to a point 20.00 feet west of said westerly Right-of-Way line; thence North 02 degrees 03 minutes 09 seconds West parallel with said westerly Right-of-Way line, 40.94 feet to the northerly line of said premises; thence North 87 degrees 55 minutes 24 seconds East on said northerly line, 20.00 feet to the Point of Beginning, situated in the County of Cook and State of Illinois.

Said parcel CSXB9-029 containing 0.016 acre or 699 square feet, more or less.

The recorder of the Official Records is hereby authorized to release the above described real property from the lien of the Security Documents, provided however the lien of the Security Documents shall be retained on all of the remaining real property and other property described in the Security Documents.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender has caused this document to be executed by its duly authorized representative(s) as of the 20 day of November, 2018.

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C37, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C37, AND IN ITS CAPACITY AS "LEAD SECURITIZATION NOTE HOLDER"

By: Wells Fargo Bank, National Association, solely in its capacity as Master Servicer, as authorized pursuant to that certain Pooling and Servicing Agreement dated as of December 1, 2016 and that certain Agreement Between Noteholders dated as of December 19, 2016

By: [Signature] Name: Aldrin Buenaventura Title: Director

STATE OF NORTH CAROLINA)) COUNTY OF MECKLENBURG)

On this 20th day of November, 2018, personally appeared before me Aldrin Buenaventura, as Director of WELLS FARGO BANK, NATIONAL ASSOCIATION, acting in its authorized capacity as Master Servicer for and on behalf of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C37, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C37, AND IN ITS CAPACITY AS "LEAD SECURITIZATION NOTE HOLDER", signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed and the free act and deed of said entities, before me. He/she is personally known to me or has produced a driver's license as identification.

[Signature] Notary Public

LINDA D. WAYCASTER NOTARY PUBLIC Lincoln County North Carolina My Commission Expires 4/24/2021

My commission expires: 4/24/2021