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Prepared by:

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CBRE Loan No. 01-0284305
Lender Loan No. 29491

Jurisdiction: Cook County, IL



Doc# 1918934252 Fee \$88.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/08/2019 03:36 PM PG: 1 OF 7

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SATISFACTION OF MORTGAGE OR DEED OF TRUST (IL Mortgage Act 765 ILCS 905/)

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

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY**, a Connecticut corporation ("Mortgagee"), does hereby certify that certain Mortgage, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing (the "Mortgage"), described below is hereby RELEASED and SATISFIED IN FULL, and the real estate described therein is fully released from said Mortgage.

Date of Mortgage: December 23, 2016

Mortgagor: **CP West Division, LLC**, an Illinois limited liability company

Mortgagee: **Voya Retirement Insurance and Annuity Company**, a Connecticut corporation

Recording Information: December 28, 2016 as Document No. 1636322132 with the Cook County Recorder of Deeds, Illinois

Property: 1640 West Division Street, Chicago, Illinois 60622, and more particularly described on Exhibit A attached hereto.

PIN No. 17-06-235-057-0000

Given to secure a certain promissory note in the original principal amount of \$52,800,000.00 payable to Mortgagee.

The Mortgage was modified pursuant to that certain First Modification of Mortgage, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing, Assignment of Rents and Leases and Other Loan Documents dated December 22, 2017, and recorded January 4, 2018 as Document No. 1800401006 with the Cook County Recorder of Deeds, Illinois (the "First Modification").

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This instrument shall also SATISFY, RELEASE and TERMINATE that certain Assignment of Rents and Leases dated December 23, 2016 (the "Assignment of Rents"), by Mortgagor to Mortgagee, and recorded December 28, 2016 as Document No. 1636322133 with the Cook County Recorder of Deeds, Illinois; as modified pursuant to the First Modification.

The entity executing this instrument is the present owner and holder of the above described Mortgage and Assignment of Rents.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this 17th day of June, 2019. *06*

MORTGAGEE:

VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY, a Connecticut corporation

By: *Jason*
Name: Jason Tessler
Title: VP, Investments

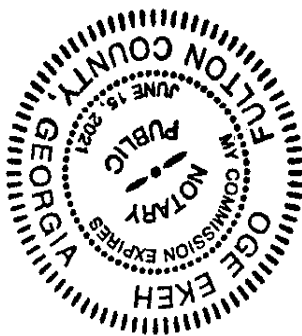
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STATE OF GEORGIA §
COUNTY OF FULTON §

This instrument was acknowledged before me on June 06th, 2019, by JASON TESSLER, VP OF INVESTMENTS of VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY, a Connecticut corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that s/he signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Oge Ekeh
NOTARY PUBLIC
Oge Ekeh

Printed Name



Mortgagee Name/Address:

Voya Retirement Insurance and Annuity Company
c/o Voya Investment Management LLC
5780 Powers Ferry Road, NW, Suite 300
Atlanta, GA 30327

Current Property Owner/Name/Address:

CP West Division, LLC
c/o CP2 Management, LLC
225 W Hubbard Street, 4th Floor, Suite 501
Chicago, IL 60654

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EXHIBIT A

Parcel Identification Nos.:

17-06-235-067-0000
17-06-235-068-0000
17-06-235-069-0000
17-06-235-070-0000
17-06-235-115-0000
17-06-501-003-0000

Common Address: 1640 West Division Street
Chicago, Illinois 60622

PARCEL 1: (PHASE 2A)

LOTS 31 AND 32 IN FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO LOT 35 AND THE EAST 3.00 FEET OF LOT 36 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (PHASE 2B)

THAT PART OF LOTS 27, 30, 31, 33 AND 34 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF VACATED MAUTENE COURT AND VACATED ALLEY AS VACATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO RECORDED JANUARY 8, 1957 AS DOCUMENT 16796912, AND THAT PART OF THE EAST-WEST SOUTHEASTERLY-NORTHWESTERLY AND NORTHEASTERLY-SOUTHWESTERLY VACATED PUBLIC ALLEY, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 27 AND 30; LYING SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY LINE OF LOT 31; LYING SOUTH OF THE SOUTH LINE OF LOT 34; LYING NORTH AND NORTHEASTERLY OF THE NORTH AND NORTHEASTERLY LINE OF LOT 35 ALL IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LOT 31 AND NORTHWESTERLY AND NORTH OF THE NORTHWESTERLY AND NORTH LINES OF LOT 32 IN J. P. FISH'S SUBDIVISION OF

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LOTS 1 AND 2 IN ASSESSOR'S DIVISION IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF THE NORTHWARDLY EXTENSION OF THE WEST LINE OF LOT 35 IN J. E. THOMPSON'S ADDITION AFOREMENTIONED AND LYING WEST OF THE NORTHWARDLY EXTENSION OF THE EAST LINE OF LOT 32 IN J. P. FISH'S SUBDIVISION AFOREMENTIONED, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 33 AND EASTERLY EXTENSION THEREOF, 38.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, 51.49 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS EAST, 93.69 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST, 4.75 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS EAST, 17.74 FEET; THENCE NORTH 41 DEGREES 35 MINUTES 23 SECONDS EAST, 8.18 FEET TO A POINT 1.01 FEET, MEASURED AT RIGHT ANGLES, SOUTHWEST OF THE NORTHEAST LINE OF AFORESAID LOT 27; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST PARALLEL WITH SAID NORTHEAST LINE, 72.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 27; THENCE NORTH 41 DEGREES 35 MINUTES 23 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, 1.01 FEET TO THE EAST CORNER OF SAID LOT 27; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST, 1.16 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 32 IN J. P. FISH'S SUBDIVISION; THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS EAST ALONG SAID EXTENSION, 24.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 9.81 FEET; THENCE SOUTH 41 DEGREES 35 MINUTES 23 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOTS 31 AND 32 OF SAID J. P. FISH'S SUBDIVISION, 57.93 FEET TO THE EAST CORNER OF LOT 35 OF SAID J. E. THOMPSON'S ADDITION; THENCE NORTH 43 DEGREES 25 MINUTES 54 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 35, A DISTANCE OF 65.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 13.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 35; THENCE NORTH 00 DEGREES 07 MINUTES 22 SECONDS WEST, 10.00 FEET TO THE SOUTH LINE OF LOT 34 OF SAID J. E. THOMPSON'S ADDITION; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 34 AND WESTERLY EXTENSION THEREOF, 62.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 4: (PHASE 5)

LOTS 74 AND 75 IN MOORMAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: (PHASE 6)

THAT PART OF LOTS 12, 13 AND 16 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 33 IN SAID J. E. THOMPSON'S ADDITION; THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF LOTS 28, 29, 32, AND 33 OF J. E. THOMPSON'S ADDITION, 171.78 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOTS 12, 13, 16, 17, 20, 21, 24, 25, AND 28 OF J. E. THOMPSON'S ADDITION, 163.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE SAID NORTHWESTERLY LINE, 44.56 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 11.34 FEET; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 48.77 FEET; THENCE SOUTH 42 DEGREES 18 MINUTES 28 SECONDS WEST, 52.81 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 35 SECONDS WEST, 56.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE PARKING GARAGE ACCESS EASEMENT AGREEMENT RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR INGRESS AND EGRESS OVER AND ACROSS THE PATH OF TRAVEL FROM AND TO SUCH PARCELS 1 AND 2 TO AND FROM THE ADJACENT ALLEY AND NORTH PAULINA STREET AND TEMPORARY CONSTRUCTION EASEMENT OVER AND UPON LOTS 56, 57, 58 AND 59 IN MOOREMAN'S ADDITION TO CHICAGO SUBDIVISION AND LOTS 37, 38, 39 AND THE WEST 10 FEET OF LOT 36 IN J.E. THOMPSON'S ADDITION TO CHICAGO SUBDIVISION AND OVER THOSE PARTS OF LOTS 11 TO 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO DESCRIBED ON EXHIBIT 'C' ATTACHED THERETO.

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PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE PARKING GARAGE MANAGEMENT AND PARKING EASEMENT AGREEMENT RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS DRIVE AISLES AND INGRESS AND EGRESS FOR PERSONS OVER A STAIRWELL WITHIN THE IMPROVEMENTS LOCATED ON LOTS 56, 57, 58 AND 59 IN MOOREMAN'S ADDITION TO CHICAGO SUBDIVISION AND LOTS 37, 38, 39 AND THE WEST 10 FEET OF LOT 36 IN J.E. THOMPSON'S ADDITION TO CHICAGO SUBDIVISION AND OVER THOSE PARTS OF LOTS 11 TO 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO DESCRIBED ON EXHIBIT 'C' ATTACHED THERETO.

PARCEL 8:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR PEDESTRIAN INGRESS AND EGRESS AND USE OF PART OF THE PLAZA; CONSTRUCTION AND MAINTENANCE OF THE SHARED PLAZA FACILITIES AND MAINTENANCE OF THE PLAZA IMPROVEMENTS AND RECIPROCAL TEMPORARY EASEMENTS, OVER AND UPON THE LAND MORE PARTICULARLY DESCRIBED ON EXHIBITS 'B', 'C' AND 'D' ATTACHED THERETO.



Return Acknowledgement to:

Capitol Services, Inc.
PO Box 1831
Austin, TX 78767
800.345.4647