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Doc#. 1930449113 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/31/2019 01:28 PM Pg: 1 of 5

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(ABOVE LINE FOR RECORDER'S USE ONLY)

This Instrument Was Prepared By
And After Recording Please Return
To:

Kalman Steinberg, Esq.
Keating Muething & Klekamp PLL
One East Fourth Street, #1400
Cincinnati, Ohio 45202

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES

PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, That ASSOCIATED BANK, NATIONAL ASSOCIATION, a national banking association ("Lender"), for and in consideration of the PARTIAL payment of the indebtedness secured by the Mortgage and the Assignment, each as hereinafter defined, and of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto GMX MIDLAND HOMEWOOD II, LLC, an Ohio limited liability company ("Borrower"), all the right, title, interest, claim or demand whatsoever Lender may have acquired in, through or by (i) a certain Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated October 4, 2017, from Borrower, as mortgagor, in favor of Lender, as lender, recorded with the Recorder of Deeds of Cook County, Illinois ("Recorder") on October 11, 2017 as Document No. 1728445075, as amended by that certain Amended and Restated Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated August 21, 2018 from Borrower, as mortgagor, in favor of Lender, as lender, recorded with the Recorder on August 23, 2018 as Document No. 1823519299 (collectively, the "Mortgage"), but only to the portion of the premises described in

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the Mortgage which is shown on Exhibit A attached hereto and made a part hereof, and (ii) a certain Assignment of Leases and Rents dated August 21, 2018, from Borrower, as assignor, in favor of Lender, as lender, recorded with the Recorder on August 23, 2018, as Document 1823519300 (the "Assignment of Leases"), but only to the portion of the premises described in the Assignment of Leases which is shown on Exhibit A attached hereto and made a part hereof.

[signature contained on following page]

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description of Released Premises

Real property in the City of Homewood, County of Cook, State of Illinois, described as follows:

PARCEL 1

LOT 1 IN GMX-MIDLAND SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2018 AS DOCUMENT 1826816006, IN COOK COUNTY, ILLINOIS.

PARCEL 2

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE ACCESS, PARKING AND SIGN EASEMENT AGREEMENT RECORDED OCTOBER 11, 2017 AS DOCUMENT 1728445074 FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS OVER, ACROSS AND UPON THE PAVED ENTRANCEWAY AND DRIVE LANES AS DESCRIBED AND INCLUDED IN THE DESIGNATION OF LETTER "A" AND AS DEPICTED ON AND DESCRIBED ON EXHIBIT C ATTACHED THERETO.

PARCEL 3

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED NOVEMBER 19, 2018 AS DOCUMENT 1832313050, FOR THE FOLLOWING:

1. CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN USE FOR INGRESS AND EGRESS TO, FROM AND ACROSS THE LOTS; AND ACCESS TO AND FROM PUBLIC AND PRIVATE RIGHT-OF-WAYS TO AND FROM THE LOTS AS DEPICTED ON EXHIBIT "B-1";

2. CROSS PARKING EASEMENT FOR THE PURPOSE OF PARKING VEHICLES OF AGENTS, EMPLOYEES, CUSTOMERS AND INVITEES, ON, OVER, ACROSS, THROUGH AND UPON THE PARKING AREAS, INCLUDING THE JOINT PARKING AREA DEPICTED ON EXHIBIT "B-2";

3. CROSS EASEMENT AREA WHICH INCLUDES ALL PAVED AREAS ON THE LOTS AND JOINT PARKING AREA AND PROTECTED DRIVES, AND

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EXCLUDING ANY BUILDINGS AND IMPROVEMENTS AND OTHER EXCEPTIONS MADE THEREIN AS DEPICTED ON EXHIBIT "C";

ALL OVER THE FOLLOWING DESCRIBED LAND:

LOT 2 IN GMX-MIDLAND SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2018 AS DOCUMENT 1826816006, IN COOK COUNTY, ILLINOIS

APN: