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Doc# 1936540028 Fee \$61.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2019 02:10 PM PG: 1 OF 6

**THIS INSTRUMENT PREPARED BY,**  
**AND UPON RECORDING RETURN TO:**

Hunton Andrews Kurth LLP  
1445 Ross Avenue, Suite 3700  
Dallas, Texas 75202  
Attn: Ben Browder, Esq.

*OCHI1905551ALD - Tms (245)*

**RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THIS RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Release") is executed and delivered by JPMORGAN CHASE BANK, N.A., a banking association chartered under the laws of the United States of America, having an address at 383 Madison Avenue, New York, New York 10179, as administrative agent (in such capacity, "Lender").

**RECITALS:**

A. Reference is hereby made to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 28, 2016 ("Original Mortgage"), executed and delivered by Alloy Property Company, LLC, a Delaware limited liability company ("Mortgagor"), unto Lender, as mortgagee, and recorded on December 30, 2016, as Document Number 1636522153 with the Recorder of Cook County, Illinois ("Official Records"); as amended by First Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of November 20, 2018 and recorded on November 26, 2018 in the Official Records as Document Number 1833034078 (and together with the Original Mortgage, the "Mortgage").

B. Lender is the current holder of the Mortgage, and, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Lender, Lender is willing to execute and deliver this Release.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender, without covenant or warranty, express or implied, hereby terminates, remises, releases, quit-

*S N*  
*P 6*  
*S -*  
*M -*  
*SC -*  
*E -*  
*INT JR*

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claims, exonerates and discharges the lien of the Mortgage from the real property more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

**[SIGNATURE PAGE FOLLOWS]**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this Release has been executed to be effective as of the 23 day of December, 2019.

**LENDER:**

**JPMORGAN CHASE BANK, N.A.**, a banking association chartered under the laws of the United States of America

By: ASL  
Name: \_\_\_\_\_  
Title: Anthony Shaskus  
Vice President

STATE OF New York )  
COUNTY OF New York ) ss

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Anthony Shaskus, the Vice President of JPMORGAN CHASE BANK, N.A., known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon she/he acknowledged that she/he was authorized to execute the within instrument on behalf of said entity, and that she/he executed said instrument as the voluntary act of the said entity, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 19<sup>th</sup> day of December, 2019.

(Seal) [Signature], Notary Public  
(signature of Notary Public)

My Commission Expires: 4/22/2023

**James W. Coneldine**  
Notary Public, State of New York  
Qualified in Ulster County  
No. 01CO6390913  
My Commission Expires April 22, 2023

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## EXHIBIT A

### Legal Description

#### TRACT 2:

##### PARCEL 1:

LOTS 5, 6, 7 AND 8 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY, AND LOTS 1, 2 AND 3 IN BLOCK 5 AND THE 16 FOOT VACATED ALLEY WEST AND ADJOINING LOT 1, 2 AND 3 IN BLOCK 5, RECORDED AS DOCUMENT 3658389, IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT SOUTHEAST CORNER CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 289.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.54 FEET TO A POINT WHICH IS 2.71 FEET EAST OF THE WEST LINE OF SAID LOT 5 AND 33.30 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 33.30 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 22.30 FEET TO THE POINT OF BEGINNING.

##### PARCEL 2:

LOTS 22, 23 AND 24 IN BLOCK 4 IN W. F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 3:

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 4 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 4:

~~THE SOUTHERLY 1/2 OF LOT 9, AND LOT 10, AND THE NORTHERLY 58 FEET OF LOT 11 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.~~

##### PARCEL 5:

LOT 11 (EXCEPT THE NORTHERLY 58 FEET THEREOF), LOT 12 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

##### PARCEL 6:

LOTS 9, 10, 11, 12, 13, 14, 15 AND PARTS OF LOT 7 AND LOT 8 WEST OF A LINE COMMENCING AT A POINT IN SOUTH LINE 14.31 FEET WEST OF SOUTHEAST CORNER OF LOT 7; THENCE NORTH AT A RIGHT ANGLE TO POINT OF CURVE, THENCE NORTHERLY ON CURVE TO LAST DESCRIBED COURSE CONVEX EASTERLY RADIUS 177.53 FEET, 93.23 FEET TO A POINT IN THE NORTH LINE 14.17 FEET WEST OF NORTHEAST CORNER OF LOT 8, AND THE SOUTH 1/2 OF THE VACATED ALLEY NORTHERLY OF LOTS 9 TO 15 AND NORTHERLY OF THE WESTERLY 9.83 FEET OF LOT 8 IN BLOCK 1 IN J.F. LAWRENCE'S SUB OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO,

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THAT PART OF NORTH DOMINICK STREET BOUNDED ON THE SOUTH BY THE SOUTH LINE, AS OCCUPIED, OF DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ON THE NORTH BY THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 11 (AS MEASURED ON THE EAST LINE OF SAID LOT) IN BLOCK 6 IN SAID DOMINICK'S SUBDIVISION EXTENDED EAST TO A POINT 8 FEET EAST OF THE WEST LINE OF SAID DOMINICK STREET, AND ON THE NORTHEAST BY A LINE RUNNING FROM SAID POINT ON THE NORTH OF THE PREMISES HEREWITH DESCRIBED TO A POINT ON THE EASTERLY LINE OF DOMINICK STREET 33 FEET NORTHWEST OF THE LINE OF SAID SUBDIVISION, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING, IN COOK COUNTY, ILLINOIS.

PARCEL 6 ALSO KNOWN AS:

LOTS 9, 10, 11, 12, 13, 14, 15 AND PART OF LOTS 7 AND 8 IN BLOCK 1 IN J.F. LAWRENCE'S SUBDIVISION OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO, TOGETHER WITH VACATED NORTH DOMINICK STREET, TOGETHER WITH PART OF A 12 FOOT VACATED ALLEY, ALL IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°10'29" WEST ALONG THE SOUTH LINE THEREOF 14.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°49'31" WEST 11.00 FEET; THENCE NORTHERLY 93.20 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 177.53 FEET CONCAVE WESTERLY AND WHOSE CHORD BEARS NORTH 16°52'21" WEST A DISTANCE OF 92.13 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID 12 FOOT VACATED ALLEY AND A LINE DRAWN 9.83 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 8; THENCE NORTH 01°51'31" WEST 6.00 FEET TO THE CENTER LINE OF SAID 12 FOOT VACATED ALLEY; THENCE SOUTH 88°10'29" WEST ALONG THE CENTER LINE OF SAID 12 FOOT VACATED ALLEY 27.02 FEET; THENCE NORTH 01°49'31" WEST 6.00 FEET TO THE NORTH LINE OF SAID 12 FOOT VACATED ALLEY BEING ALSO A POINT ON THE EASTERLY LINE OF VACATED NORTH DOMINICK STREET AFORESAID; THENCE NORTH 30°53'48" WEST ALONG THE EASTERLY LINE OF VACATED NORTH DOMINICK STREET 33.00 FEET TO BEND THEREIN; THENCE NORTH 54°35'37" WEST ALONG THE EASTERLY LINE OF VACATED NORTH DOMINICK STREET 142.73 FEET TO THE NORTHERLY LINE THEREOF; THENCE SOUTH 88°07'18" WEST ALONG THE NORTHERLY LINE OF VACATED NORTH DOMINICK STREET 8.00 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTH 32°18'41" EAST ALONG THE WESTERLY LINE OF VACATED NORTH DOMINICK STREET 2.02 FEET TO A BEND THEREIN; THENCE SOUTH 30°09'28" EAST ALONG THE WESTERLY LINE OF VACATED NORTH DOMINICK STREET 128.89 FEET TO A POINT ON THE NORTH LINE OF THE 12 FOOT VACATED ALLEY AFORESAID; THENCE SOUTH 01°49'31" EAST 6.00 FEET TO THE CENTER LINE OF SAID 12 FOOT VACATED ALLEY; THENCE SOUTH 88°10'29" WEST ALONG THE CENTER LINE OF SAID 12 FOOT VACATED ALLEY 274.88 FEET TO THE WESTERLY LINE OF SAID 12 FOOT VACATED ALLEY; THENCE SOUTH 51°00'43" EAST ALONG THE WESTERLY LINE OF SAID 12 FOOT VACATED ALLEY AND THE WESTERLY LINE OF LOT 15 A DISTANCE OF 162.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 88°10'29" EAST ALONG THE SOUTH LINE OF LOTS 7 THROUGH 15, INCLUSIVE, 278.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF WEST ARMITAGE AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634 LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 15 IN BLOCK 1 WHICH IS 334.69 FEET WEST OF THE WEST LINE OF NORTH SOUTHPORT AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634, AS MEASURED ON THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE, TO A POINT ON THE NORTH LINE OF LOT 13 IN BLOCK 2 WHICH IS 334.69 FEET WEST OF THE WEST LINE OF VACATED NORTH SOUTHPORT AVENUE AS MEASURED ON THE SOUTH LINE OF VACATED WEST ARMITAGE AVENUE ALL IN J.F. LAWRENCE'S SUBDIVISION OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7 ALSO KNOWN AS:

THAT PART OF WEST ARMITAGE AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634 LYING SOUTH OF AND ADJOINING LOTS 14 AND 15 IN BLOCK 1 J.F. LAWRENCE'S SUBDIVISION OF LOT 4

Exhibit A-2

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IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE WITH THE WEST LINE OF VACATED NORTH SOUTHPORT AVENUE; THENCE SOUTH 88°10'29" WEST ALONG THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE 334.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°51'31" EAST 39.63 FEET TO ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF VACATED WEST ARMITAGE AVENUE; THENCE NORTH 18°33'18" WEST ALONG THE WESTERLY LINE OF VACATED WEST ARMITAGE AVENUE 41.39 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°10'29" EAST ALONG THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE 11.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Address for Tract 2:** 2036-2044 N. Dominick Street, and 1420 W. Armitage Avenue, Chicago, Illinois 60614

**Tax parcel numbers:** 14-32-120-004-0000, 14-32-120-005-0000, 14-32-130-001-0000, 14-32-130-002-0000, 14-32-130-003-0000, 14-32-130-004-0000, 14-32-130-005-0000; 14-32-130-012-0000, 14-32-130-013-0000, 14-32-130-014-0000, 14-32-135-001-0000, 14-32-135-002-0000, 14-32-135-003-0000, 14-32-135-004-0000, 14-32-135-005-0000, 14-32-135-006-0000, 14-32-135-015-0000, 14-32-135-019-0000

**TRACT 3:**

**PARCEL 1:**

SUB-LOT 1 OF ORIGINAL LOT 1 EXTENDING TO THE THREAD OF THE CHICAGO RIVER IN BLOCK 17 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 2, 3, 4 AND 5 EXTENDING TO THE THREAD OF THE CHICAGO RIVER IN BLOCK 17 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART OF LOT 5 AFORESAID CONVEYED TO JOHN M. WHITMAN, RECEIVER OF THE CHICAGO AND PACIFIC RAILROAD COMPANY AND TO THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY BY DEEDS RECORDED JUNE 30, 1879 AS DOCUMENT 227959 AND 2798073 IN BOOKS 891 AND 6590, PAGES 226 AND 348 RESPECTIVELY), IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOTS 5, 6, 7, 8, 9 AND 10 IN THE SUBDIVISION OF LOT 1 OF BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address for Tract 3:** 1837 & 1851 N. Elston Avenue, Chicago, Illinois 60614  
1509 W. Cortland Street, Chicago, Illinois 60614

**Tax Parcel numbers:** 14-32-302-005-0000, 14-32-302-010-0000 &  
14-32-302-011-00000