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WT-194

(\$35 Million)

This document was prepared by:

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\*2000917146\*

Doc# 2000917146 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2020 02:03 PM PG: 1 OF 7

(The Above Space for Recorder's Use Only)

RELEASE OF MICHIGAN WACKER MASTER, LLC AND MICHIGAN WACKER SUB, LLC  
FROM THE  
SUBORDINATED REVOLVING CREDIT MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT  
OF LEASES AND RENTS AND FIXTURE FINANCING STATEMENT

Dated as of December 2, 2019

Reference is made to the Mortgage, etc., made as of the 12<sup>th</sup> day of April 2018 between Michigan Wacker Master, LLC, ("Master"), Michigan Wacker Sub, LLC ("Sub"), and Michigan Wacker Associates LLC ("Wacker"), (Master, Sub and Wacker collectively and individually called "Mortgagor") and Manufacturers and Traders Trust Company, (the "Mortgagee"), recorded April 26, 2018 as Document No. 1811657026, Official Public Records of Cook County, IL, encumbering the property described on Schedule A (and A-1) attached hereto (the "Premises").

Whereas, the Mortgage included a security interest in the master lease dated as of December 31, 2002 from Wacker, as landlord to Master as tenant and the sublease dated as of December 31, 2002 from Master as sublandlord to Sub as subtenant, each related to the Premises; and

Whereas each of the master lease and the sublease has been terminated and neither Master nor Sub have any further interest in the Premises.

Therefore, Mortgagee hereby releases Michigan Wacker Master, LLC and Michigan Wacker Sub, LLC from the Mortgage and Michigan Wacker Associates LLC remains as the sole mortgagor thereunder

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S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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## Schedule A

### Parcel 1:

That part of the southwest ½ of Lot 4 and all of Lots 5 and 6 (taken as a tract) lying northeasterly of the boundary line established by agreement recorded as document 16826204 in the subdivision of Lots 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 4 in Fort Dearborn Addition to Chicago in Section 10, Township 39 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

### Parcel 2:

Easement for concrete wall and footings of the building located on Parcel 1 created by agreement between American National Bank and Trust Company of Chicago, a national banking association as Trustee under Trust Agreement dated May 1, 1945 and known as Trust Number 6365 and Southern Realty Company, a corporation of Illinois dated February 8, 1957 and recorded February 14, 1957 as Document Number 16826204 over the following described land:

That part of Lots 5 and 6, lying southwesterly of the boundary line described in the aforesaid document 16826204 in the subdivision of Lots 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 4 in Fort Dearborn Addition to Chicago in Section 10, Township 39 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

Address: 75 East Wacker  
Chicago, Illinois

PIN: 17-10-300-005-0000

**AND** an Easement Agreement dated as of September 3, 2014 executed and delivered by AG-OCG 360 North Michigan, L.L.C. ("360LLC") in favor of Wacker and recorded on September 3, 2014 as Document No. 1424634107 with the Cook County Recorder of Deeds (the "Easement") relating to an air and light easement over the adjoining property of 360LLC with an address at 360 North Michigan Avenue, Chicago, Illinois (see Schedule A-1), which Easement is subject to a Memorandum Agreement between 360LLC and Wacker also dated as of September 3, 2014 and recorded on September 3, 2014 as Document #1424634108

Address: 360 North Michigan Avenue  
Chicago, Illinois 60601

PINS: 17-10-300-003-0000  
17-10-300-004-0000

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## SCHEDULE A-1

### LEGAL DESCRIPTION OF THE EASEMENT AREA

Attached hereto is a drawing depicting the location and legal description of the horizontal plane of the Easement Area having an elevation of 115.00 CCD which is the lower plane of the Easement Area. The Easement Area includes everything above that horizontal plane.

Property of Cook County Clerk's Office

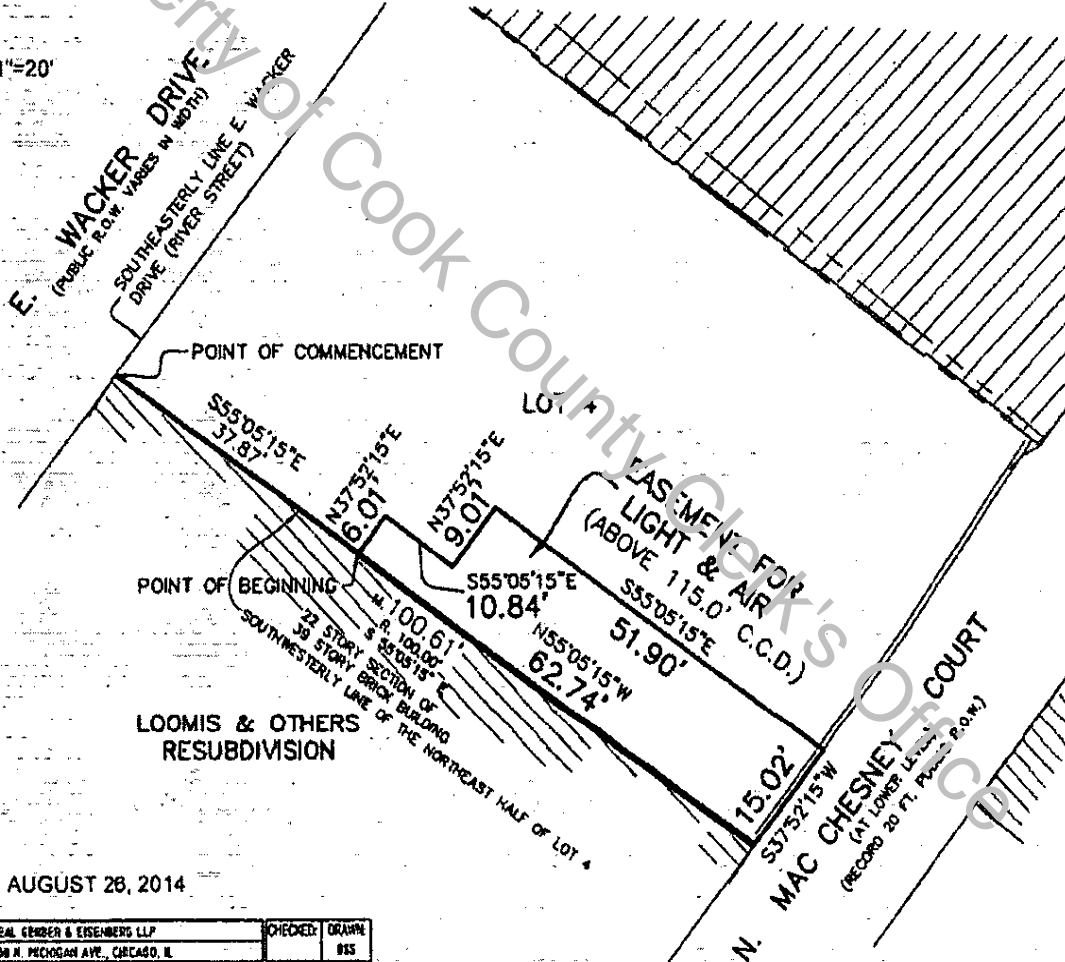
# UNOFFICIAL COPY

## EXHIBIT

THAT PART OF LOT 4 IN LOOMIS AND OTHERS RESUBDIVISION OF LOTS 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 115.0 FEET ABOVE CHICAGO CITY DATUM, AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF EAST WACKER DRIVE (RIVER STREET) WITH THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY HALF OF SAID LOT 4 IN LOOMIS AND OTHERS RESUBDIVISION; THENCE SOUTH 55° 05' 15" EAST ALONG THE SOUTHWESTERLY LINE OF THE NORTHEAST HALF OF LOT 4 AFORESAID 37.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37° 52' 15" EAST, 8.01 FEET; THENCE SOUTH 55° 05' 15" EAST, 10.84 FEET; THENCE NORTH 37° 52' 15" EAST, 8.01 FEET; THENCE SOUTH 55° 05' 15" EAST, 51.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF NORTH MACCHESNEY COURT, SAID POINT BEING ALSO ON THE SOUTHEASTERLY LINE OF LOT 4 AFORESAID, THENCE SOUTH 37° 52' 15" WEST ALONG THE SOUTHEASTERLY LINE OF LOT 4 AFORESAID 15.02 FEET TO THE SOUTHWEST LINE OF THE NORTHEAST HALF OF LOT 4 AFORESAID; THENCE NORTH 55° 05' 15" WEST, 62.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 843.3 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

SCALE: 1"=20'



REVISED AUGUST 28, 2014

ORDERED BY: NEAL GEMER & EISENBERG LLP		CHECKED: DRUANE
ADDRESS: 308 N. MICHIGAN AVE., CHICAGO, IL		BSS
<b>CHICAGO GUARANTEE SURVEY COMPANY</b>		
a division of <b>PLCS, CORPORATION</b> LICENSE NO. 04-00312 PROFESSIONAL LAND SURVEYOR 4445 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (414) 938-9443 FAX: (312) 938-9479 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO.	DATE:	PAGE NO.
<b>2014-19756-001</b>	AUGUST 29, 2014	1 OF 1
SCALE:		
1 INCH = 20 FEET		

NOTES:  
 Note R. & M. denotes Record and Measured distances respectively.  
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
 NO dimensions shall be assumed by scale measurements upon this exhibit.

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Q:\CAD\2014\2014-19756\2014-19756-001.dwg

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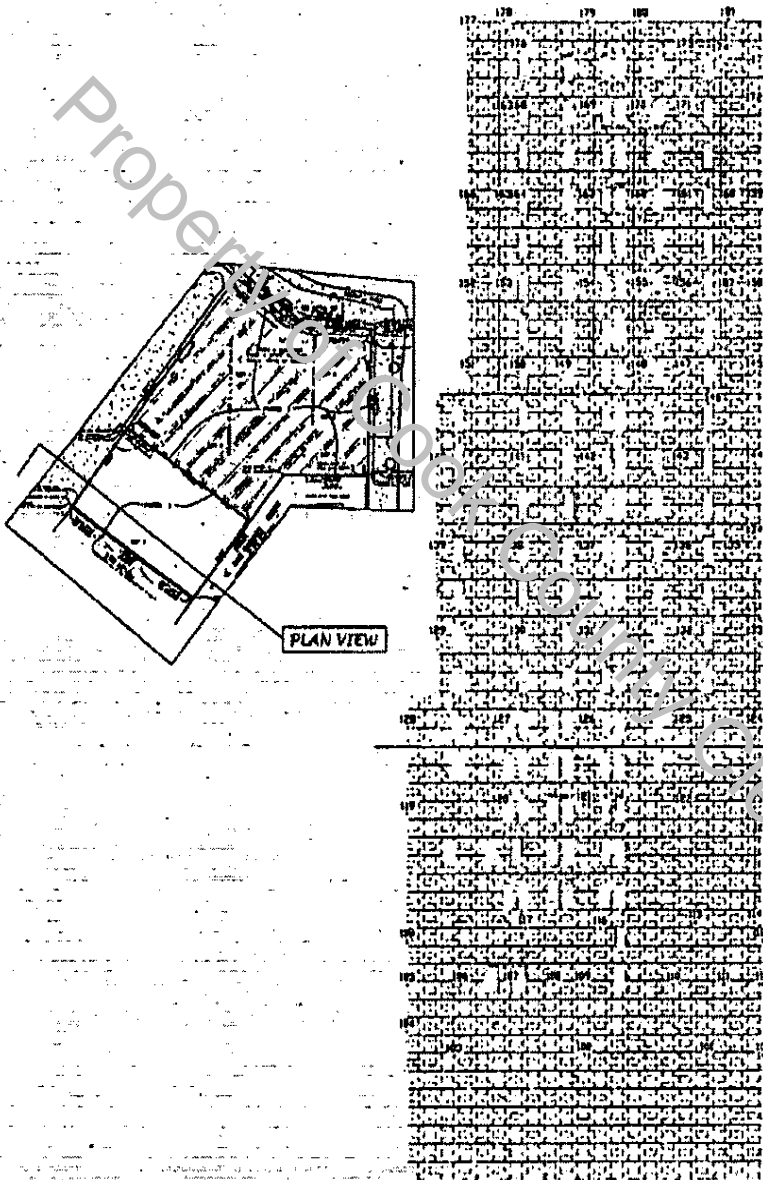
## JAMES, SCHAEFFER & SCHIMMING

A Division of  
**PLCS Corporation**  
 License No. 06-00007

PROFESSIONAL LAND SURVEYORS & TECHNICAL ENGINEERS

4305 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 Telephone: (847) 933-5377 Fax: (847) 933-4779 Email: JSS@PLCS-Survey.com

### NORTHEAST BUILDING FACE LOCATIONS 77 EAST WACKER DRIVE



POINT	COORD (Easting)	COORD (Northing)
180	177.41	0.11
181	177.42	0.12
182	177.43	0.13
183	177.44	0.14
184	177.45	0.15
185	177.46	0.16
186	177.47	0.17
187	177.48	0.18
188	177.49	0.19
189	177.50	0.20
190	177.51	0.21
191	177.52	0.22
192	177.53	0.23
193	177.54	0.24
194	177.55	0.25
195	177.56	0.26
196	177.57	0.27
197	177.58	0.28
198	177.59	0.29
199	177.60	0.30
200	177.61	0.31
201	177.62	0.32
202	177.63	0.33
203	177.64	0.34
204	177.65	0.35
205	177.66	0.36
206	177.67	0.37
207	177.68	0.38
208	177.69	0.39
209	177.70	0.40
210	177.71	0.41
211	177.72	0.42
212	177.73	0.43
213	177.74	0.44
214	177.75	0.45
215	177.76	0.46
216	177.77	0.47
217	177.78	0.48
218	177.79	0.49
219	177.80	0.50
220	177.81	0.51
221	177.82	0.52
222	177.83	0.53
223	177.84	0.54
224	177.85	0.55
225	177.86	0.56
226	177.87	0.57
227	177.88	0.58
228	177.89	0.59
229	177.90	0.60
230	177.91	0.61
231	177.92	0.62
232	177.93	0.63
233	177.94	0.64
234	177.95	0.65
235	177.96	0.66
236	177.97	0.67
237	177.98	0.68
238	177.99	0.69
239	178.00	0.70
240	178.01	0.71
241	178.02	0.72
242	178.03	0.73
243	178.04	0.74
244	178.05	0.75
245	178.06	0.76
246	178.07	0.77
247	178.08	0.78
248	178.09	0.79
249	178.10	0.80
250	178.11	0.81
251	178.12	0.82
252	178.13	0.83
253	178.14	0.84
254	178.15	0.85
255	178.16	0.86
256	178.17	0.87
257	178.18	0.88
258	178.19	0.89
259	178.20	0.90
260	178.21	0.91
261	178.22	0.92
262	178.23	0.93
263	178.24	0.94
264	178.25	0.95
265	178.26	0.96
266	178.27	0.97
267	178.28	0.98
268	178.29	0.99
269	178.30	1.00

POSITIVE - NORTH/EASTSIDE OF PROPERTY  
 NEGATIVE - SOUTH/WESTSIDE OF PROPERTY

REVISED: 8-26-2014 PER 2014-19756

DRAWING NO. <b>2014-19700-NEBF</b>	SHEET NO. <b>1</b> OF <b>1</b>
PROJECT NO. <b>2014-19700-NEBF</b>	
DRAWING TITLE <b>NORTHEAST BUILDING FACE LOCATIONS</b>	
DRAWING DATE <b>8-26-2014</b>	
DRAWING SCALE <b>AS SHOWN</b>	
DRAWING BY <b>JSS</b>	
CHECKED BY <b>JSS</b>	
DATE <b>8-26-2014</b>	
PROJECT LOCATION <b>77 EAST WACKER DRIVE, CHICAGO, IL 60601</b>	
PROJECT CLIENT <b>PLCS CORPORATION</b>	
PROJECT ADDRESS <b>4305 NORTH ELSTON AVENUE, CHICAGO, IL 60630</b>	
PROJECT PHONE <b>(847) 933-5377</b>	
PROJECT FAX <b>(847) 933-4779</b>	
PROJECT EMAIL <b>JSS@PLCS-SURVEY.COM</b>	

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RELEASE OF MICHIGAN WACKER MASTER, LLC AND MICHIGAN WACKER SUB, LLC  
FROM THE  
SUBORDINATED REVOLVING CREDIT MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT  
OF LEASES AND RENTS AND FIXTURE FINANCING STATEMENT  
(\$35,000,000.00)

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*Michigan Wacker Master, LLC,  
Michigan Wacker Sub, LLC and Michigan Wacker Associates, LLC*

- to -

Manufacturers and Traders Trust Company

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The within premises lie in  
*Cook County, Illinois*

Premises: *75 East Wacker Drive (Wacker Property)*  
*Chicago, Illinois*

*PIN: 17-10-300-005-0000*

*and*

*360 North Michigan Avenue (Easement Property)*  
*Chicago, Illinois 60601*

*PINS: 17-10-300-003-0000*

*17-10-300-004-0000*

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PREPARED BY AND RECORD AND RETURN TO:

MALMAN & GOLDMAN, LLP  
1165 Park Avenue, Ste. 2B  
New York, New York 10128  
Attention: Arthur B. Malman, Esq.