

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/14/2020 07:46 AM Pg: 1 of 4

AFTER RECORDING MAIL TO:  
Latham & Watkins LLP  
885 Third Avenue  
New York, New York 10022-4802  
Attn: Thomas V. Ficchi, Esq.

THIS DOCUMENT PREPARED BY:  
Patrick Matthews  
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Dallas, TX 75201

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(Space above reserved for Recorder's use)

PIN NOS.: 25-34-315-013-0000 AND 25-34-401-010-0000

Address: 612 East 138 Street, Chicago, IL 60627

## MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS that Wells Fargo Bank, National Association, in its capacity as Administrative Agent, ("Mortgagee"), as the holder of the instruments hereinafter described, for good and valuable consideration, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM all its right, title and interest in and to the following:

That certain Mortgage, Security Agreement, Assignment of Leases, Rents and Profits and Fixture Filing (Illinois) from Innophos, Inc. in favor of Wells Fargo Bank, National Association, in its capacity as Administrative Agent, dated May 5, 2017 and recorded on May 8, 2017, as Document # 1712829034 (the "Mortgage") with the Cook County Recorder of Deeds (the "Recorder"), creating a lien on the real property described in Exhibit A, attached hereto and made a part hereof; and

Mortgagee, as legal owner and holder of the note secured thereby, acknowledges full payment and satisfaction thereof and does hereby authorize and direct the Recorder to discharge the Mortgage of record.

*[Remainder of page intentionally left blank]*

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IN WITNESS WHEREOF, the undersigned has executed this Mortgage Release this 7<sup>th</sup> day of February, 2020.

Wells Fargo Bank, National Association,  
as Administrative Agent

By: [Signature]  
Name: Russ J. Lopinto  
Its: Senior Vice President

STATE OF New Jersey )  
COUNTY OF Union ) ss.

I, Ana I. Miranda, a notary public in the aforesaid County, in the State aforesaid, DO HEREBY CERTIFY that Russ J. Lopinto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and after being by me duly sworn, did acknowledge that he/she is the Senior Vice President of Wells Fargo Bank, National Association, and that he/she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Wells Fargo Bank, National Association by himself/herself as Russ J. Lopinto.

GIVEN under my hand and official seal this 7<sup>th</sup> day of February, 2020.

[Signature]  
Notary Public

My Commission Expires:

**ANA I. MIRANDA**  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2394608  
My Commission Expires 3/30/2020



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## EXHIBIT A

### Legal Description

COMMON ADDRESS: 612 East 138 Street, Chicago, IL 60627

#### PARCEL 1:

THE EAST 4.55 1/4 CHAINS OF THAT PART SOUTH OF THE SOUTH BANK OF THE CALUMET RIVER AS LOCATED AS EXISTING ON DECEMBER 10, 1925 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO

#### PARCEL 2:

THAT PART OF THE SOUTH EAST 1/4 OF SAID SECTION 34 LYING SOUTH OF CENTER THREAD OF THE CALUMET RIVER AND WEST OF A LINE 630.56 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 630.56 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTH EAST 1/4 WHICH POINT IS 1444.39 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH EAST 1/4 THENCE NORTHWESTERLY A DISTANCE OF 281.45 FEET TO A POINT ON THE SOUTH UNITED STATES CHANNEL LINE OF LITTLE CALUMET RIVER, WHICH IS 519.29 FEET EAST OF WEST LINE OF SAID SOUTHEAST 1/4 (AS MEASURED ALONG SAID CHANNEL LINE) THENCE NORTH TO CENTER THREAD OF THE LITTLE CALUMET RIVER AT A POINT 111.39 FEET WEST OF A LINE 630.56 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 THENCE EAST ALONG CENTER THREAD OF SAID RIVER A DISTANCE OF 111.0 FEET TO SAID LINE 630.56 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 412.81 FEET TO THE POINT OF BEGINNING)

#### PARCEL 3:

THE EAST 4.55 1/4 CHAINS OF THAT PART OF THE SOUTH WEST 1/4 OF SAID SECTION 34 LYING BETWEEN THE SOUTH BANK OF CALUMET RIVER AS LOCATED ON DECEMBER 10, 1925 AND THE CENTER THREAD OF THE CALUMET RIVER, ALL IN COOK COUNTY, ILLINOIS.

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## PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID SOUTHWEST 1/4, WITH THE WEST LINE OF THE EAST 4.55-1/4 CHAINS (300.465 FEET) OF THE SAME SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES, 17 MINUTES, 13 SECONDS WEST ALONG SAID SOUTH LINE OF SOUTHWEST 1/4, A DISTANCE OF 325.53 FEET TO THE EAST LINE OF AN EASEMENT IN FAVOR OF THE VILLAGE OF DOLTON, ILLINOIS, RECORDED APRIL 6, 1961 AS DOCUMENT 18128699; THENCE NORTH 00 DEGREES, 21 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 1854.00 FEET, MORE OR LESS TO THE CENTER THREAD OF THE LITTLE CALUMET RIVER, AS EXISTING ON DECEMBER 10, 1925; THENCE EASTERLY ALONG THE CENTER THREAD OF SAID RIVER TO THE AFORESAID WEST LINE OF THE EAST 4.55-1/4 CHAINS; THENCE SOUTH 00 DEGREES, 31 MINUTES, 55 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 4.55-1/4 CHAINS, A DISTANCE OF 1846.00 FEET, MORE OR LESS, TO THE HEREIN ABOVE DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**P.I.N. NO's.: 25-34-313-013-0000 AND 25-34-401-010-0000**