

# UNOFFICIAL COPY

Doc#: 2027920015 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/05/2020 08:50 AM Pg: 1 of 4

This Instrument prepared by:

Vertical Bridge Towers III, LLC  
Attn: Daniel Marinberg, Esq.  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

When recorded, return to:

Fidelity National Title Group  
Commercial Lender Search Franchise Services  
7130 Glen Forest Drive, Suite 300  
Richmond, VA 23226

Cook County, Illinois  
US-IL-5132 - # 19867410 Parcel #13-32-400-029

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

WHEREAS, the undersigned TORONTO DOMINION (TEXAS) LLC, as Administrative Agent on behalf of the Lenders (hereinafter referred to as "Mortgagee", which term shall be deemed to include successors and assigns) under the Mortgage pursuant to that certain Amended and Restated Loan Agreement dated February 21, 2018 (the "Loan Agreement") and identified on Exhibit A hereto (as subsequently amended hereinafter referred to as the "Security Instrument") encumbering certain premises more particularly described therein (the "Premises"), including the portion thereof described on Exhibit B (hereinafter referred to as the "Released Premises"); and

WHEREAS, Vertical Bridge Towers III, LLC as mortgagor ("Mortgagor") under the Security Instrument has requested the Mortgagee to release the Released Premises from the encumbrance of the Security Instrument; and

NOW, THEREFORE, in consideration of the sum of Ten Dollars and xx/100 (\$10.00) paid by Mortgagor to Mortgagee, and for good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, Mortgagee hereby conveys and quitclaims to Mortgagor and releases and discharges from the lien and encumbrance of the Security Instrument, the Released Premises.

PROVIDED, HOWEVER, nothing contained herein shall in anyway affect, alter, or diminish the lien and encumbrance or any other deed to secure debt, mortgage, security agreement, or other collateral security document or the payment and performance of the Obligations (as defined in the Security Instrument); and nothing herein contained shall alter the terms of any such other deed to secure debt, mortgage, security agreement or other collateral security document, or the Loan Agreement or the debt instrument or instruments, as the case may be, secured by the Security Instrument or in any way diminish or decrease the amount of the indebtedness evidenced by the Loan Agreement or any other debt instrument or instruments, as the case may be.

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Executed this 15th day of May, 2020

WITNESSES:



Print Name: Sheila Horace



Print Name: Bruce Luong

Toronto Dominion (Texas) LLC  
as Administrative Agent



By: \_\_\_\_\_  
Print Name: Khyshboo Glustrom

Title: Attorney-in-fact

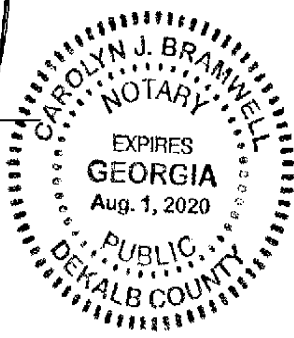
State of Georgia

County of Fulton

On the 15th day of May, in the year 2020, before me, the undersigned, personally appeared Khyshboo Glustrom, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument



Notary Public  
Printed Name: Carolyn Bramwell



My Commission Expires: 8/1/2020

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## Exhibit A Security Instrument

The following Security Instrument is recorded in the Mortgage Books of Cook County Recorder, Illinois.

### A. Mortgage ("Mortgage") and VB Site ID and Name

VB Site ID: **US-IL-5636**  
VB Site Name: **Hansen Park**  
Mortgagor: **Vertical Bridge Towers III, LLC , a Delaware limited liability company**  
Mortgagee: **Toronto Dominion (Texas) LLC**  
Dated: **July 30, 2018**  
Recorded: **January 22, 2019**  
Instrument # **1902249164**

Address: **1823 N. Monitor Ave**  
City/Town: **Chicago**  
County: **Cook County**  
State: **Illinois**

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## Exhibit B

### DESCRIPTION OF THE OCCUPIED LAND

Site ID: US-IL-5132

**Lease Area:**

**That part of Parcels A, B and the platted right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, described as commencing at the Northwest corner of Parcel A; thence South 89°20'28" East along the North line of said Parcel A, 358.03 feet to the**

**point of beginning; thence North 61°46'29" East, 16.37 feet; thence South 28°13'31" East, 60 feet; thence South 61°46'29" West, 20 feet; thence North 28°13'31" West, 60 feet; thence North 61°44'29" East, 3.73 feet to said point of beginning.**

**Together with and Subject to:**

**Access Easement:**

**A 25 foot strip of land running along the Easterly boundary lines of Parcels A and B, being wholly contained within the platted right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company.**