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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/19/2021 01:25 PM PG: 1 OF 8

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PREPARED BY AND UPON RECORDING  
RETURN TO:

Morgan, Lewis & Bockius LLP  
101 Park Avenue, 20th Floor  
New York, NY 10178  
Attn: Ferdinand Gallo, III, Esq.

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

THIS PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Partial Release"), is made effective as of December 4, 2020, by METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation, having an address at c/o MetLife Investment Management, LLC, One MetLife Way, Whippany, New Jersey 07981 (together with its successors and/or assigns, "Mortgagee").

**WITNESSETH:**

A. Pursuant to that certain Loan Agreement, dated as of December 13, 2019, (the "Loan Agreement"), by and between DB MIMI LLC, a Delaware limited liability company, having an address at 27 N. Wacker Dr., Ste. 435, Chicago, Illinois 60606 as mortgagor (the "Mortgagor") and Mortgagee, Mortgagee agreed to make a loan (the "Loan") to Mortgagor in the initial principal sum of FORTY-SEVEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$47,500,000.00). *Capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Loan Agreement.*

B. To secure the payment, fulfillment and performance by Mortgagor of its obligations under the Loan Agreement and the other Loan Documents (as defined in the Loan Agreement), Mortgagor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated July 27, 2018 ("Mortgage"), and recorded as of August 16, 2018, as Document No. 1822816031, and as dated December 10, 2019 and as recorded August 20, 2020 as Document No. 2023310050, and as recorded August 20, 2020 as Document No. 2023310051, and as recorded August 20, 2020 as Document No. 2023334065, and as recorded August 20, 2020 as Document No. 2023334066, and as recorded August 20, 2020 as Document No. 2023334067, and as recorded August 20, 2020 as Document No. 2023334068, and as recorded August 20, 2020 as Document No. 2023334070, and as recorded August 20, 2020 as Document No. 2023334073, and as recorded August 20, 2020 as Document No. 2023334074, in the records of Cook County, Illinois ( the "Official Records"), which Mortgage encumbers, among other things, those certain twenty-one (21) parcels of real property commonly known by the street addresses set forth in Schedule 1 attached hereto and made

Handwritten initials and stamps: P, 4-21, SC, INTSP

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a part hereof and legally described in Exhibit A attached hereto and made a part hereof (collectively, the "Released Property").

NOW, THEREFORE, in consideration of the above premises and the agreements set forth in this Partial Release and the Loan Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **Partial Release.** Mortgagee has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to Mortgagor all the right, title, interest, claim or demand which Mortgagee has or may have had in and to the Released Property described in Exhibit A attached hereto and made a part hereof, together with all the rights, members and appurtenances to the said described premises in any wise appertaining or belonging. The release, conveyance, and quitclaim of the Released Property hereunder is a partial release, given for the purpose of releasing any and all right, title, claim and interest which Mortgagee has or may have had in and to the Released Property by virtue of the Mortgage, to have and to hold the said described premises unto Mortgagor, so that neither Mortgagee nor any other person or persons claiming under Mortgagee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

**AS TO THE REMAINING PROPERTY SUBJECT TO THE MORTGAGE, THE MORTGAGE, THE LOAN AGREEMENT, AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION THEREWITH SHALL REMAIN IN FULL FORCE AND EFFECT.**

2. **Continued Force and Effect.** The Mortgage is hereby ratified and confirmed and all the terms, covenants and conditions and agreements contained therein shall stand and remain unchanged and in full force and effect, except as the same are specifically modified and/or released hereby. This Partial Release shall be binding upon and inure to the benefit of the parties referenced herein and their respective successors and assigns.

3. **Counterparts.** This Partial Release may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

4. **Governing Law.** This Partial Release shall be governed in accordance with the applicable laws set forth in Article 12 of the Mortgage.

[signature pages follow]

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IN WITNESS WHEREOF, Mortgagee has signed and sealed this Partial Release, the day and year above written.

MORTGAGEE:

METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation

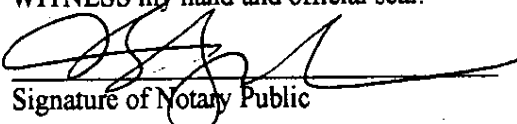
By: MetLife Investment Management, LLC, its investment manager

By:   
Name: Michael Finn  
Title: Authorized Signatory

STATE OF NEW JERSEY )  
  )     ss.  
COUNTY OF MORRIS     )

On December 4, 2020, before me, Nicole C. Ciamei, a Notary Public, personally appeared Michael Finn, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New Jersey that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature of Notary Public

NICOLE C. CIAMEI  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50032574  
My Commission Expires 2/17/2021

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## Schedule 1

### Released Property Addresses

2940 W Wilcox St, Chicago, IL 60612  
9622 S Wentworth Ave., Chicago, IL 60628  
1444 E 146th St., Dolton, IL 60419  
8141 S Avalon Ave., Chicago, IL 60619  
6520 Bridle Path Dr., Matteson, IL 60443  
701 Lexington Dr., Chicago Heights, IL 60411  
5839 Church St., Morton Grove, IL 60053  
3316 Woodworth Pl., Hazel Crest, IL 60429  
521 157th St., Calumet City, IL 60409  
6735 S Kilbourn Ave., Chicago, IL 60629  
716 Greenbay Ave., Calumet City, IL 60409  
4721 185th Pl., Country Club Hills, IL 60478  
1765 W 90th St., Chicago, IL 60620  
17711 Central Park Ave., Country Club Hills, IL 60478  
16001 Ellis Ave., South Holland, IL 60473  
293 Madison Ave., Calumet City, IL 60409  
8822 S Wallace St., Chicago, IL 60620  
14329 S Yates Ave., Burnham, IL 60633  
1704 W 101st St., Chicago, IL 60642  
15047 S Perry Ave., South Holland, IL 60473  
388 Luella Ave., Calumet City, IL 60409

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## EXHIBIT A

### RELEASED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

2940 W. WILCOX STREET, CHICAGO, IL 60612  
PIN: 16-13-108-030-0000

LOT 2 IN BARKER'S SUBDIVISION OF LOTS 17, 18 AND 19 IN BLOCK L IN FLOYD JONES' SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF BARRY POINT ROAD (EXCEPT THE EAST 7 ACRES), IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

9622 S WENTWORTH AVENUE, CHICAGO, IL 60628  
PIN: 25-09-211-033-0000

LOT 10 IN BLOCK 1 IN BLANCHE B. GAY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 298.2 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

1444 E. 146<sup>TH</sup> STREET, DOLTON, IL 60419  
PIN: 29-02-432-047-0000

LOT 17 IN PASQUINELLI'S MEADOWLANE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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8141 S. AVALON AVENUE, CHICAGO, IL 60619  
PIN: 20-35-217-012-0000

LOT 14 IN BLOCK 3 IN E.B. SHOGREN AND COMPANY'S AVALON PARK SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 25 AND 27 TO 46 IN BLOCK 3 OF LOT 1 TO 19, 21 TO 31, 33 TO 38, AND 42 TO 46 IN BLOCK 4 LOTS 1 TO 46 IN BLOCK 5 AND LOTS 1 TO 46 IN BLOCK 6 IN PIERCES PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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6520 BRIDLE PATH DRIVE, MATTESON, IL 60443  
PIN: 31-19-408-012-0000

LOT 98 IN THE POINTE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2005 AS DOCUMENT 0509444003, IN COOK COUNTY, ILLINOIS.

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701 LEXINGTON DRIVE, CHICAGO HEIGHTS, IL 60411  
PIN: 32-18-309-011-0000

LOT 18 IN BLOCK 3 IN SARATOGA FARMS, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3S NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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5839 CHURCH STREET, MORTON GROVE, IL 60053  
PIN: 10-17-402-039-0000

LOT 6 (EXCEPT THE EAST 5 FEET THEREOF) ALL OF LOT 7 IN BLOCK 2, IN DEMPSTER TERMINAL GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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3316 WOODWORTH PL, HAZEL CREST, IL 60429  
PIN: 28-26-408-040-0000

LOT 240 IN HAZELCREST HIGHLANDS FIRST ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

521 157TH STREET, CALUMET CITY, IL, 60409  
PIN: 30-17-124-008-0000

LOT 5 IN BLOCK 1 IN SECOND ADDITION TO WEST PARK MANOR, BEING A SUBDIVISION OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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6738 S. KILBOURN AVENUE, CHICAGO, IL 60030  
PIN: 19-22-3602-034-0000

LOT 32 IN BLOCK 7 IN MARQUETIE ROAD TERRACE OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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716 GREENBAY AVE, CALUMET CITY, IL 60409  
PIN: 30-18-208-061-0000

THE NORTH 1/2 OF LOT 17, LOT 15 (EXCEPT THE NORTH 1/2) AND ALL OF LOT 16 IN BLOCK 2 IN PHILLIPS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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4721 185TH PL, COUNTRY CLUB HILLS, IL 60478  
PIN: 31-03-105-007-0000

LOT 213 IN J. E. MERRTON'S COUNTRY CLUB HILLS SECOND ADDITION BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1957 AS DOCUMENT 16981622 IN COOK COUNTY, ILLINOIS.

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1755 W. 90TH STREET, CHICAGO, IL 60620  
PIN: 25-06-220-001-0000

LOT 116 IN DEWEY'S BEVERLY HILLS, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF BLOCKS 1 AND 6, INCLUSIVE, IN THE SOUTH 1/2 OF THAT PART EAST OF THE COLUMBUS CHICAGO AND INDIANA CENTRAL RAILROAD IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

17711 CENTRAL PARK AVENUE, COUNTRY CLUB HILLS, IL 60478  
PIN: 28-35-205-007-0000

LOT 556 IN BLOCK 17 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND ALSO THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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16001 ELLIS AVE, SOUTH HOLLAND, IL 60473  
PIN: 29-14-315-009-0000

LOT 31 IN BLOCK 14 IN THE FIRST ADDITION TO PACESETTER PARK, HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF BLOCK 8 IN PACESETTER PARK, A SUBDIVISION OF THAT PART OF LOT 3 IN TYS GOUWENS SUBDIVISION AND PART OF LOT 14 IN THE SUBDIVISION OF LOT 4 IN TYS GOUWENS SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14; ALSO PART OF LOT 2 IN TYS GOUWENS SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

293 MADISON AVENUE, CALUMET CITY, IL 60409  
PIN: 29-12-103-060-0000

LOT 20 (EXCEPT THE NORTH 2.50 FEET THEREOF), ALL OF LOT 21 AND THE NORTH 0.50 FEET OF LOT 22 IN BLOCK 1 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1888 AS DOCUMENT 1010748, IN COOK COUNTY, ILLINOIS.

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8822 S. WALLACE STREET, CHICAGO, IL 60620  
PIN: 25-04-111-044-0000

THE SOUTH 7 FEET OF LOT 9 AND ALL OF LOT 10 IN WALDEN'S SUBDIVISION OF LOTS 1 TO 10 INCLUSIVE IN BLOCK 12 IN SISSON AND NEWMAN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

14323 S YATES A VENUE, BURNHAM, IL, 60633  
PIN: 29-01-406-017-0000

LOT 17 IN BLOCK 2 IN INDUSTRIAL ADDITION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD, IN COOK COUNTY, ILLINOIS

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1704 W 101ST STREET, CHICAGO, IL 60643  
PIN: 25-07-411-043-0000

LOT 25 AND THE EAST 1/2 OF LOT 26 IN PURPLE'S SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 4 IN WASHINGTON HEIGHTS IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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15047 S PERRY AVENUE, SOUTH HOLLAND, IL 60473  
PIN: 29-09-317-024-0000

LOT 136 IN ROBERTSON'S RIVERSIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 DISTANT 434.28 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST 1/4, THENCE NORTH 5 DEGREES EAST 2451.24 FEET, THENCE EAST S87.50 FEET TO THE WATERS EDGE OF UTILE CALUMET RIVER, THENCE SOUTHERLY ALONG THE EDGE OF SAID RIVER TO A POINT WHICH IS DISTANT NORTH 6-3/4 DEGREES EAST 1326.6 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4 THENCE SOUTH 6-3/4 DEGREES WEST 1326.6 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 THENCE WEST 665.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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388 LUELLA AVENUE, CALUMET CITY, IL 60409  
PIN: 29-12-216-029-000

LOT 5 IN BLOCK 2 IN CRYER'S SIBLEY PARK ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.