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Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 07:26 AM Pg: 1 of 5

(C) 206600031741K

PREPARED BY:

Andrascik & Tita LLC
23 Mallard Drive East
Ocean Pines, MD 21211
Attn: Keith Armstrong Esq.

UPON RECORDING RETURN TO:

Midland Loan Services
10851 Mastin, Suite 300
Overland Park, KS 66210
Attn: Montana Guess-Young

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 February 24 2021, by WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee, for the benefit of the holders of CoreVest American Finance 2018-1 Trust Mortgage Pass-Through Certificates, having an address at 1100 North Market Street, Wilmington, DE 19890 (together with its successors and/or assigns, "*Grantee*").

WITNESSETH:

A. Pursuant to that certain Loan Agreement, dated as of November 10, 2017 (the "*Loan Agreement*"), by and between COREVEST AMERICAN FINANCE LENDER LLC, as lender ("*CAFL*"), and JVA FOUR, LLC, a Delaware limited liability company, as mortgagor, having an address at 111 South Wacker Drive, Suite 4730, Chicago, IL 60606, Attention: James C. Athanasopoulos (the "*Grantor*"), CAFL agreed to make a loan (the "*Loan*") to Grantor in the maximum principal sum of TWELVE MILLION ONE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$12,128,500.00). 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 Grantor of its obligations under the Loan Agreement and the other Loan Documents (as defined in the Loan Agreement),

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Grantor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated as of November 10, 2017 ("*Mortgage*"), and recorded on March 12, 2018, as Document No. 1807113016 in the records of Cook County, IL (the "*Official Records*"), which Mortgage encumbers, among other things, the real property described in Exhibit A attached hereto (the "*Released Property*").

C. CAFL subsequently assigned its interest in the Loan, the Mortgage, and the other Loan Documents to **CF COREVEST PURCHASER LLC** ("*CFCP*"), pursuant to that certain Assignment of Security Instrument, dated as of November 10, 2017, and recorded on April 18, 2018 as Document No. 1810855074 in the Official Records.

D. CFCP subsequently assigned its interest in the Loan, the Mortgage, and the other Loan Documents to **CAF TERM BORROWER MS, LLC** ("*Term Borrower*"), pursuant to that certain Assignment of Security Instrument, dated as of November 10, 2017, and recorded on April 18, 2018 as Document No. 1810855075 in the Official Records.

E. Term Borrower subsequently assigned its interest in the Loan, the Mortgage, and the other Loan Documents to CFCP, pursuant to that certain Assignment of Security Instrument, dated as of July 6, 2018, and recorded on July 17, 2018 as Document No. 1819819160 in the Official Records.

F. CFCP subsequently assigned its interest in the Loan, the Mortgage, and the other Loan Documents to **COREVEST AMERICAN FINANCE DEPOSITOR LLC** ("*Depositor*"), pursuant to that certain Assignment of Security Instrument, dated as of July 6, 2018, and recorded on July 17, 2018 as Document No. 1819819161 in the Official Records.

G. Depositor subsequently assigned its interest in the Loan, the Mortgage and the other Loan Documents to Grantee pursuant to that certain Assignment of Security Instrument, dated as of July 6, 2018, and recorded on July 17, 2018 as Document No. 1819819162 in the Official Records.

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.** Grantee has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to Grantor all the right, title, interest, claim or demand which Grantee has or may have had in and to the Released Property as more particularly 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 way 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 Grantee 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 Grantor, so that neither Grantee nor any other person or persons claiming under Grantee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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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, Grantee has signed and sealed this Partial Release, the day and year above written.

GRANTEE:

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee, for the benefit of the holders of CoreVest
American Finance 2018-1 Trust Mortgage Pass-Through
Certificates

By: Midland Loan Services, a Division of PNC Bank,
National Association, as Attorney-in-Fact

By: *Greg McFarlane*
Name: Gregory L. McFarlane
Title: Senior Vice President
Servicing Officer

STATE OF Kansas)
COUNTY OF Johnson)

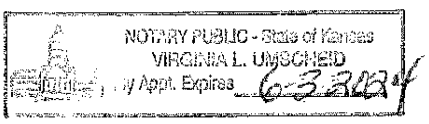
ss.

On February 24, 2021, before me, Virginia L Umscheid, a
Notary Public, personally appeared Gregory L McFarlane,
who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Virginia L Umscheid
Signature of Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PROPERTY

ADDRESS : 2313 185TH PLACE, LANSING, COOK,IL 60438
PARCEL IDENTIFICATION NUMBER : 29-36-409-016-0000
CLIENT CODE : 08824

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 211 IN THE FOURTH ADDITION TO FOREST GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS : 417 JEFFERY AVENUE, CALUMET CITY, COOK,IL 60409
PARCEL IDENTIFICATION NUMBER : 29-12-120-015-0000
CLIENT CODE : 08805

LOT 16 IN BLOCK 12 IN CRYER'S CALUMET CENTER ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THUD PRINCIPAL MERIDIAN, IN COOK COUNTY.