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Karen A. Yarbrough
Cook County Clerk
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PREPARED BY:

Andrascik & Tita LLC
23 Mallard Drive East
Ocean Pines, MD 21811
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 March 3, 2021, by WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee for the benefit of the Holders of CoreVest American Finance 2017-2 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 September 20, 2017 (the "*Loan Agreement*"), by and between COREVEST AMERICAN FINANCE LENDER LLC, as lender ("*CAFL*"), and CHICAGO OPPORTUNITY HOMES LLC, a Delaware limited liability company, as mortgagor, having an address at 10805 South Halsted Street, Chicago, Illinois 60628, Attention: Leon Strassman (the "*Grantor*"), CAFL agreed to make a loan (the "*Loan*") to Grantor in the maximum principal sum of THREE MILLION TWO HUNDRED EIGHTY-THREE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$3,283,700.00). 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 September 20, 2017 ("*Mortgage*"), and recorded on January 31, 2018 as Document No. 1803129001, 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 September 20, 2017, and recorded on June 4, 2018 as Document No. 1815549192 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 MS*"), pursuant to that certain Assignment of Security Instrument, dated as of September 20, 2017, and recorded on June 4, 2018 as Document No. 1815549193 in the Official Records.

E. Term MS 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 December 18, 2017, and recorded on June 4, 2018 as Document No. 1815549194 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 December 18, 2017, and recorded on June 4, 2018 as Document No. 1815549195 in the Official Records.

G. Depositor subsequently assigned its interest in the Loan, Mortgage and the other Loan Documents to Grantee pursuant to that certain Assignment of Security Instrument, dated as of December 18, 2017, and recorded on June 4, 2018 as Document No. 1815549196 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 Section 12.01 of the Mortgage.

[signature pages follow]

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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PROPERTY

ADDRESS : 3426 W 66TH ST, CHICAGO, COOK ,IL 60629
PARCEL IDENTIFICATION NUMBER : 19-23-221-028-0000
CLIENT CODE : 44577

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK,
STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 63 IN BLOCK 11 IN JOHN
EBERHART'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office