

# UNOFFICIAL COPY



Doc# 2123819022 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 10:05 AM PG: 1 OF 5

This document prepared by and  
upon recordation return to:

Riemer and Braunstein LLP  
71 South Wacker Drive, Suite 3515  
Chicago, Illinois 60606  
Attention: Benjamin D. Ganellen, Esq.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## RELEASE OF MORTGAGE AND TERMINATION OF ASSIGNMENT OF RENTS

The undersigned, PNC BANK, NATIONAL ASSOCIATION, as Agent on behalf of itself and certain other Lenders (the "Agent") in and under the provisions of (a) that certain Fee and Leasehold Mortgage, Security Agreement and Fixture Filing ("Mortgage") dated February 24, 2017, made by AH-1340 ASTOR LLC, an Illinois limited liability company, as mortgagor ("Mortgagor"), and AH-1340 ASTOR ML LLC, an Illinois limited liability company, as master tenant ("Master Tenant") and collectively with Mortgagor, the "Assignor"), in favor of Agent and recorded on February 28, 2017, with the Cook County, Illinois, Recorder of Deeds (the "Recorder") as Document # 1705919007, and (b) that certain Assignment of Rents, Leases and Profits (the "Assignment of Rents") dated February 24, 2017, made by Assignor, in favor of Agent and recorded on February 28, 2017, with the Recorder as Document # 1705919008, in each case with respect to the property identified on Exhibit A, hereby gives notice that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgage and the Assignment of Rents described herein are hereby released, discharged and terminated, this 25<sup>th</sup> day of August, 2021.  
As of

[SIGNATURES ON FOLLOWING PAGE]

FIDELITY NATIONAL TITLE

FCH2100656LD

1 of 1

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Agent has caused this Release of Mortgage and Termination of Assignment of Rents to be duly executed and delivered as of the date first written above.

AGENT:

**PNC BANK, NATIONAL ASSOCIATION,**  
as Agent

By: *Carlo Pauldine*  
Name: Carlo Pauldine  
Title: Assistant Vice President

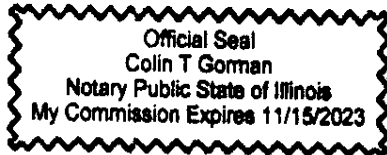
STATE OF ILLINOIS )

COUNTY OF COOK )

) ss  
)

And now, this 19 day of April, 2021, before me, the undersigned Notary Public, personally appeared Carlo Pauldine, who acknowledged himself/herself to be the Assistant Vice President of PNC Bank, National Association, a national banking association, and that he/she, as such Assistant Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of such Bank as his/her free act and deed and as the free act and deed of such Bank.

In witness whereof, I hereunder set my hand and official seal.



*Colin T Gorman*  
Notary Public  
My commission expires: 11/15/23

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

(Legal Description)

TRACT A:

LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 IN ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

PARCEL 1:

THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO, OTHERWISE DESCRIBED AS LOT 4 AND THE NORTH 10 FEET OF LOT 5 IN COUNTY CLERKS DIVISION OF LOTS 3 AND 4 OF ASTOR'S ADDITION TO CHICAGO, EXCEPTING FROM SAID PREMISES THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 5, 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 5; THENCE NORTH 11 FEET; THENCE EAST 26.45 FEET TO THE EAST LINE OF SAID LOT 4 IN COUNTY CLERKS DIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 4 AND 5, 10.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 10 FEET OF SAID LOT 5 TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 40 FEET OF LOT 4 IN ASTOR'S ADDITIONS DESCRIBED AS FOLLOWS: COMMENCING AT A PONT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ON THE LINE PARALLEL TO THE SOUTH LINE OF LOT 4, 107.45 FEET; THENCE SOUTH 4.47 FEET; THENCE WEST 8.15 FEET TO A POINT 4.52 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4; THENCE WEST 79.5 FEET TO POINT 4.42 FEET DUE SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4; THENCE WEST ON A LINE PARALLEL TO AND 4.42 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4, 19.8 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 AND 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

# UNOFFICIAL COPY

THAT PART OF THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH 35 FEET 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 4, BEGINNING AT THE WEST FACE OF A BRICK BARN; THENCE NORTH ALONG THE WEST FACE OF SAID BARN 11 FEET TO THE NORTH FACE BARN; THENCE EAST ALONG THE NORTH FACE OF SAID BARN 26.45 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, 10.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 35 FEET TO THE SOUTH 75 FEET OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 35 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 40 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO, EXCEPTING FROM SAID SOUTH 40 FEET THAT PART BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 107.45 FEET TO THE WEST FACE OF A BRICK BARN; THENCE SOUTH ALONG THE WEST FACE OF SAID BARN, 4.47 FEET TO THE NORTH FACE OF A STONE WALL; THENCE WEST ALONG THE NORTH FACE OF SAID WALL, 8.15 FEET TO THE NORTHEAST CORNER OF A STONE HOUSE (THE NORTHEAST CORNER OF SAID HOUSE BEING 4.52 FEET DUE SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4); THENCE WEST ALONG THE NORTH FACE OF SAID STONE HOUSE, 79.5 FEET TO THE NORTHWEST CORNER OF SAID HOUSE (THE NORTHWEST CORNER OF SAID HOUSE BEING 4.42 FEET DUE SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4); THENCE WEST ON A LINE PARALLEL WITH AND 4.42 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4, 19.8 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 4; AND THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 31 (EXCEPT THE NORTH 6/10THS OF A FOOT THEREOF) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

# UNOFFICIAL COPY

THE NORTH 0.60 FEET OF LOT 31 AND THE SOUTH 29.40 FEET OF LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT C:

THE SOUTH 27 FEET OF THE NORTH 51.2 FEET OF LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: TRACT A:

LOTS 3, 4, 5 AND 6 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

LOTS 31 AND 32 (EXCEPT THE NORTH 24.20 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 32) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

PROPERTY ADDRESS: 1340 N. ASTOR STREET, CHICAGO, IL 60610

TAX IDENTIFICATION NUMBER: 17-03-104-019-0000