

# UNOFFICIAL COPY

Doc#: 2125320032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/10/2021 07:57 AM Pg: 1 of 4

**PREPARED BY:**

Polsinelli PC  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112  
Attn: Benda Petersons

**UPON RECORDING RETURN TO:**

Midland Loan Services  
1851 Mastin, Ste. 700  
Overland Park, Kansas 66210  
Attn: Cory Albert

**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 September 1, 2021, by **WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES**, having its principal corporate trust offices at 1100 North Market Street, Wilmington, Delaware 19890 (together with its successors and/or assigns, "*Grantor*");

**WITNESSETH:**

A. Pursuant to that certain Loan Agreement (and other loan documentation), dated as of February 26, 2015 (the "*Loan Agreement*"), by and between **B2R Finance L.P.**, a Delaware limited partnership, as lender ("*Original Lender*"), and **CMAG Investments, LLC**, an Illinois limited liability company, as borrower, having an address at 4201 Congress Street, Suite 475, Charlotte, North Carolina 28209 (the "*Grantor*"), Original Lender made a loan (the "*Loan*") to Grantor in the maximum principal sum of \$1,024,000.00. 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 Grantor of its obligations under the Loan Agreement and the other Loan Documents, Grantor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated February 26, 2015 ("*Mortgage*"), and recorded as of

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June 9, 2015, as Instrument No. 1516039000, and re-recorded March 13, 2015, as Instrument No. 1507239038, in the records of Cook County, Illinois (the "**Official Records**"), which Mortgage encumbers, among other things, those certain real properties commonly known as 3664 Adams Street, Lansing, Illinois 60438 and 17205 Longfellow, Hazel Crest, Illinois 60429, and more particularly described in **Exhibit A** attached hereto and made a part hereof (collectively, the "**Released Property**"), together with certain other real property described in the Mortgage.

C. Original Lender subsequently assigned its interest in the Loan, Mortgage, and the other Loan Documents to Grantee. The Mortgage was assigned to B2R Repo Seller I L.P. by that certain Assignment of Security Instrument, dated as of February 26, 2015, and recorded June 30, 2015, as Instrument No. 1518115043 in the Official Records, as further assigned to B2R Finance L.P. by that certain Assignment of Security Instrument, dated as of April 22, 2015, and recorded August 19, 2015 as Instrument No. 1523115000 in the Official Records, as further assigned to Wilmington Trust, National Association, for the Benefit of the Holders of B2R Mortgage Trust 2015-1 Mortgage Pass-Through Certificates, pursuant to that certain Assignment of Security Instrument, dated as of April 22, 2015 and recorded August 19, 2015, as Instrument No. 1523115001 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, 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 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.

**AS TO THE REMAINING PROPERTY SUBJECT TO THE MORTGAGE, THE MORTGAGE, 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 of the State in which the Premises are located.



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## EXHIBIT A

### LEGAL DESCRIPTION OF RELEASED PROPERTY

Address : 3664 Adams St., Lansing, Cook, IL. 60438  
Parcel Identification Number : 30-32-202-040-0000  
Client Code : 15027

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 31 IN BLOCK 1 IN WENTWORTH MANOR, A SUBDIVISION OF LOT "D" IN MEETER'S FIRST SUBDIVISION OF CERTAIN LANDS IN FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 29 AND FRACTIONAL EAST 1/2 OF FRACTIONAL SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A