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2126319039

Doc# 2126319039 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2021 03:34 PM PG: 1 OF 6

PREPARED BY AND AFTER RECORDING RETURN TO:

Morrison & Foerster LLP
250 West 55th Street
New York, New York 10019
Attn: Joshua Pierce, Esq.

[ABOVE SPACE FOR RECORDER'S USE ONLY]

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, dated September 15, 2021, is made by Canadian Imperial Bank of Commerce, acting through its New York Branch, as administrative agent for the Lenders (as defined in the Mortgage (as hereinafter defined)) ("Administrative Agent"), whose address is 120 South LaSalle Street, Chicago, Illinois 60603.

RECITALS:

A. Illinois I&L LL, LLC, a Delaware limited liability company ("Borrower"), made in favor of Administrative Agent on behalf of Lenders that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated October 1, 2020 and filed in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on October 15, 2020 as Document Number 2028908008 (the "Mortgage") with respect to the real property described in Exhibit A (the "Real Property").

B. Borrower has requested the partial release of the Mortgage solely with respect to the real property described in Exhibit B (the "Released Premises"), and Administrative Agent hereby agrees to release the Released Premises from the lien and security interest created by the Mortgage.

RELEASE:

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Administrative Agent does hereby remise, discharge, release and terminate the Mortgage SOLELY with respect to the Released Premises, and releases the Released Premises (together with any associated "Property", as defined in the Mortgage, to the extent related solely to, or arising solely from, the Released Premises) from the lien thereof, holding and retaining the lien of the Mortgage with respect to all other Real Property subject to the terms of the Mortgage.


[Signature Page Follows]

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IN WITNESS WHEREOF, this instrument has been executed as of the date first written above.

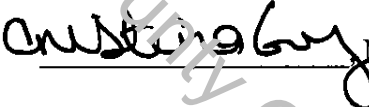
ADMINISTRATIVE AGENT:

**CANADIAN IMPERIAL BANK OF
COMMERCE, ACTING THROUGH ITS NEW
YORK BRANCH**

By 
Name: Todd Roth
Title: Managing Director

STATE OF NEW YORK §
§
COUNTY OF NEW YORK §

On September 15, 2021, before me, the undersigned, a notary public in and for said State, personally appeared Todd Roth personally known to me (or 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.

 Notary Public

My Commission Expires:

December 19, 2023

CRISTINE E GOMEZ
Notary Public, State of New York
No. 01G062/3519
Qualified in New York County
Commission Expires Dec 19, 2023

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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

PARCEL 1:

LOT 1 IN RBC TECH CENTER SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-026-0000 (Affects Parcel 1)

PARCEL 2:

LOT 10 IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-016-0000 (Affects Parcel 2)

PARCEL 3:

LOT 11 IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-017-0000 (Affects Parcel 3)

PARCEL 4: LOT 1 IN RBC TECH CENTER SUBDIVISION UNIT 2, A RESUBDIVISION OF LOT 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY TAKEN BY CONDEMNATION ORDER ENTERED IN CASE 02L50283; BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET; THENCE SOUTH 46 DEGREES 17 MINUTES 46 SECONDS EAST, 35.29 FEET TO THE SOUTH LINE OF LOT 1 AFORESAID; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-027-0000 (Affects Parcel 4)

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PARCEL 5:

LOT 2 IN THE RESUBDIVISION OF LOTS 12 TO 16, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-024-0000 (Affects Parcel 5)

PARCEL 6:

LOT 1 IN REGENT BUSINESS CENTER PARCEL F, BEING A RESUBDIVISION OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-028-0000 (Affects Parcel 6)

PARCEL 7:

LOT 2 IN REGENT BUSINESS CENTER PARCEL F, BEING A RESUBDIVISION OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-300-029-0000 (Affects Parcel 7)

PARCEL 8:

LOT 3 IN REGENT OFFICE CENTER-PHASE II, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCEL 8 CREATED BY CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED MAY 19, 1999 AS DOCUMENT 99485434 BETWEEN LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NO. 51005 AND THE CHICAGO TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1107118 OVER THE HIGGINS DRIVEWAY AND THE PORTION OF THE ACCESS DRIVE LOCATED ON THE CHICAGO PROPERTY AS DEPICTED ON EXHIBIT C.

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Permanent Index Number: 08-22-403-015-0000 (Affects Parcel 8 & 9)

PARCEL 10:

THE SOUTH 920.24 FEET, AS MEASURED ALONG THE EAST LINE OF A 200.0 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JANUARY 12, 1939 AS DOCUMENT NO. 12259408, OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY AND WESTERLY OF THE CENTER LINE OF HIGGINS ROAD, EAST OF THE EAST LINE OF SAID 200.0 FOOT STRIP OF LAND AND LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 200 FOOT STRIP OF LAND FROM A POINT ON SAID EAST LINE OF SAID 200 FOOT STRIP OF LAND, 1957.80 FEET SOUTH, AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND, OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, EXCEPTING THEREFROM THE EAST 30.0 FEET, MEASURED AS RIGHT ANGLES TO THE EAST LINE THEREOF, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-100-011-0000 (Affects Parcel 10)

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EXHIBIT B

LEGAL DESCRIPTION OF RELEASED PREMISES

PARCEL 8:

LOT 3 IN REGENT OFFICE CENTER-PHASE II, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCEL 8 CREATED BY CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED MAY 19, 1999 AS DOCUMENT 99485434 BETWEEN LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NO. 51005 AND THE CHICAGO TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1107118 OVER THE HIGGINS DRIVEWAY AND THE PORTION OF THE ACCESS DRIVE LOCATED ON THE CHICAGO PROPERTY AS DEPICTED ON EXHIBIT C.

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