

UNOFFICIAL COPY

Doc#: 2136307434 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2021 01:23 PM Pg: 1 of 3

This instrument was prepared by and,
after recording, return to:

Jay Cherwin
Meltzer, Purtil & Stelle LLC
300 South Wacker Drive, Suite 2300
Chicago, Illinois 60606

Permanent Real Estate Tax Index No.:
See Exhibit A attached hereto

Address:
See Exhibit A attached hereto

This space reserved for Recorder's use only

RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that **ACORE CAPITAL MORTGAGE, LP**, a Delaware limited partnership, in its capacity as Administrative Agent for the **Lenders from time to time party to the Loan Agreement (defined in the Mortgage)** as mortgagee, for and in consideration of the payment of the indebtedness secured by the instruments hereafter mentioned, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby, without recourse, remises and releases, all interest it may have acquired in, through or by a certain (i) Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing made by **FOUR PEAKS LA, LLC**, a Delaware limited liability company ("**Mortgagor**"), dated April 9, 2021, and recorded with the Cook County Clerk ("**Recorder's Office**") on April 13, 2021, as Document No. 2110319012, (ii) Assignment of Leases and Rents made by Mortgagor (as Assignor), dated April 9, 2021, and recorded with the Recorder's Office on April 13, 2021, as Document No. 2110319013, all as to the real estate described in the attached **Exhibit A**.

[Signatures on the following page]

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IN WITNESS WHEREOF, Acore Capital Mortgage LP has executed and delivered this Release of Mortgage and Security Agreement and Assignment of Leases and Rents as of November 19, 2021.

ACORE CAPITAL MORTGAGE, LP,
a Delaware limited partnership

By: Acore Capital Mortgage GP, LLC,
a Delaware limited liability company,
its general partner

By: [Signature]
Name: David Homsher
Title: Authorized Signatory

Property of Cook County, Illinois
CLEAR'S Office

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me this 16th day of November 2021, by David Homsher, Authorized Signatory of Acore Capital Mortgage GP, LLC, a Delaware limited liability company, the general partner of Acore Capital Mortgage, LP, a Delaware limited partnership, on behalf of said entity.

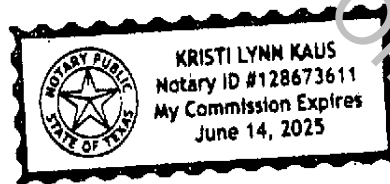
[SEAL]

[Signature]
Notary Public, State of Texas

My Commission Expires:

June 14, 2025

Kristi Lynn Kaus
Printed Name of Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOT 26 IN BUCKINGHAM PLACE, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN THAT CERTAIN FINAL PLAT OF SUBDIVISION BUCKINGHAM RECORDED AS DOCUMENT 1714445082.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS GRANTED IN THAT CERTAIN CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS AND USAGE AGREEMENT DATED JANUARY 31, 2018 AND RECORDED FEBRUARY 8, 2018 AS DOCUMENT 1803929070, AND AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS BETWEEN FOUR PEAKS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FOUR PEAKS LA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED ON APRIL 13, 2021 AS DOCUMENT NO. 2110319011.

Parcel No.:

09-17-107-026-0000

Commonly Known As:

750 E. Northwest Highway, Des Plaines, IL 60016