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Doc# 2201422039 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 11:17 AM PG: 1 OF 7

Prepared by, recording requested by
and after recording mail to:

Kilpatrick Townsend & Stockton LLP
Two Embarcadero Center, Suite 1900
San Francisco, CA 94111

Attn: Real Estate Finance & Capital Markets (GL)

Parcel Nos: Tract 1: 16-36-201-035-0000

Tract 2: 16-36-201-032-0000; 16-36-201-034-0000; 16-35-201-048-0000

Tract 3, Lot 2: 16-36-200-033-0000

Tract 3, Lot 4: 16-36-200-031-0000

RELEASE OF MORTGAGE AND OTHER LIENS

This Release is made by WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2017-C33 (the "Lender"), as of the 14th day of January, 2021.

RECITALS

A. Bank of America, N.A., a national banking association ("Original Lender") made a loan to NEA CMP Chicago Business Center, LLC, a Delaware limited liability company ("Borrower").

B. The loan is secured in part by the following instruments:

Mortgage, Assignment of Leases and Rents and, Security Agreement and Fixture Filing dated as of February 23, 2017, made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded with the Cook County, Illinois Recorder's Office ("Recorder's Office") as Document No. 1708644081, as last assigned to the Lender (the "Mortgage");

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C. The Mortgage encumbers the property at the following address: 2600 West 35th Street, Chicago, Illinois 60632 (the "Property"), which property is legally described in Exhibit A attached hereto and incorporated herein by this reference.

D. Lender now desires to release the lien of the Mortgage on the Property.

NOW, THEREFORE, for good and valuable consideration of which the receipt and sufficiency is hereby acknowledged, Lender remises, conveys, releases and quit claims to Borrower, all of the right, title and interest it may have acquired in and to the Property by virtue of the Mortgage, and the Mortgage is hereby terminated of record.

Notwithstanding the release of the lien of the Mortgage from the Property as provided herein, that certain Promissory Note dated February 23, 2017, in the principal amount of \$22,875,000.00 (the "Note"), from Borrower and currently held by Lender shall remain in full force and effect and is not cancelled, and all indemnities and other obligations under the Mortgage, which, by their terms, survive a release of the lien of the Mortgage shall remain in full force and effect and are not cancelled. The obligations of Borrower under the Note are being assumed by DHC MSBAM 17 C33 SUCCESSOR BORROWER-R, LLC, a Delaware limited liability company ("Successor Borrower") pursuant to that certain Defeasance Assignment, Assumption and Release Agreement dated as of the date hereof by and among Borrower, Successor Borrower, Lender and the other parties signatory thereto.

Furthermore, notwithstanding anything to the contrary contained herein, the lien created against the Property is released in its entirety and in all respects, Lender shall have no continuing rights, interests or privileges whatsoever with respect to the Property, or any portion thereof, and Lender shall have no rights of action, foreclosure, recourse or otherwise whatsoever with respect to or against the Property, or any portion(s) thereof, from and after the date hereof, including, without limitation, arising from any purported breach or default by Borrower or its successors or assigns of any obligations that purport to have survived the release made hereby.

[SIGNATURE PAGES FOLLOW]

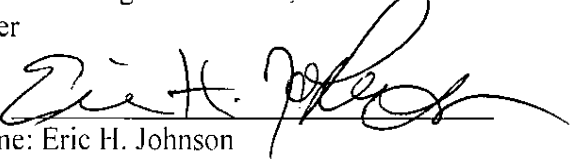
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IN WITNESS WHEREOF, Lender has executed this Release to be effective as of the date above first written.

LENDER:

WILMINGTON TRUST, NATIONAL
ASSOCIATION, AS TRUSTEE FOR MORGAN
STANLEY BANK OF AMERICA MERRILL
LYNCH TRUST 2017-C33

By: Wells Fargo Bank, National Association, a
national banking association, as Master
Servicer

By: 
Name: Eric H. Johnson
Title: Vice President

STATE OF NORTH CAROLINA)
)SS
COUNTY OF MECKLENBURG)

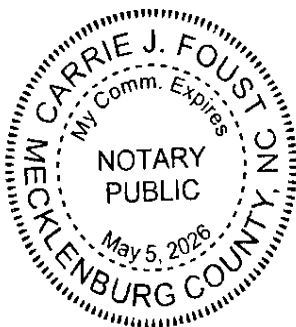
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric H. Johnson, the Vice President of Wells Fargo Bank, N.A., a national banking association, as master servicer acting for and on behalf of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2017-C33, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

30 Given under my hand and official seal and in my presence signed and sealed the same this day of November, 2021.



Notary Public

[NOTARY SEAL]



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EXHIBIT A Legal Description

Tract 1:

That part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision being a Subdivision of part of the Northeast Quarter of Section 36, Township 39 North, Range 13, East of The Third Principal Meridian, according to the Plat thereof recorded May 23, 1930 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection of the North line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South line of said northeast Quarter of Section 36, with the West line of South Campbell Avenue in said City, as dedicated September 1, 1904 (now vacated), produced North.

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, 526.77 feet for a point of beginning;

THENCE continuing on an Azimuth of 270 degrees, 00 minutes, 00 seconds along the North line of 35th Street, a distance of 372.53 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 261.47 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 4.40 feet;

THENCE on an Azimuth of 00 degree, 01 minute, 00 seconds, a distance of 28.00 feet to the centerline of a 24 inch concrete foundation wall;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, along said centerline and foundation wall, and said centerline extended East, a distance of 354.30 feet to a point, which bears an Azimuth of 00 degrees, 01 minute, 00 second from the point of beginning;

THENCE on an Azimuth of 180 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to the point of BEGINNING.

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Tract 2:

That part of the Northeast Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian and that part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision therein according to the plat thereof recorded May 23, 1990 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection on the North Line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South Line of said Northeast Quarter of Section 36, with the West Line of South Campbell Avenue in said City, as Dedicated September 1, 1904 (now vacated), produced North;

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, a distance of 526.77 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to a point on the easterly extension of the centerline of a 24 inch concrete foundation wall for a point of beginning;

THENCE continuing on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 386.74 feet;

THENCE on an Azimuth of 23 degrees, 21 minutes, 52 seconds, a distance of 83.73 feet;

THENCE on an Azimuth of 67 degrees, 28 minutes, 17 seconds, a distance of 83.74 feet;

THENCE on an Azimuth of 339 degrees, 14 minutes, 27 seconds, a distance of 46.06 feet;

THENCE on an Azimuth of 68 degrees, 15 minutes, 58 seconds, a distance of 43.44 feet;

THENCE Northeasterly along a tangential curve concave to the Northwest, radius 295.11 feet, central angle 18 degrees, 28 minutes, 35 seconds, a distance of 95.17 feet;

THENCE on an Azimuth of 49 degrees, 47 minutes, 23 seconds, 33.91 feet;

THENCE on an Azimuth of 36 degrees, 15 minutes, 07 seconds, a distance of 275.76 feet to the Southerly line of the Canal Reserve of the Illinois and Michigan Canal;

THENCE on an Azimuth of 248 degrees, 27 minutes, 00 seconds along said southerly line, a distance of 976.31 feet to the Northeast corner of Lot 4 in Campbell Soup Company's Subdivision of part of the Northeast Quarter of Section 36, According to the plat thereof, recorded July 24, 1957 as Document 16966716;

THENCE South through the following ten (10) courses along the East lines of said Campbell Soup Company's Subdivision:

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THENCE on an Azimuth of 214 degrees, 13 minutes, 38 seconds, a distance of 165.36 feet;

THENCE on an Azimuth of 179 degrees, 59 minutes, 58 seconds, a distance of 311.98 feet;

THENCE on an Azimuth of 89 degrees, 56 minutes, 10 seconds, a distance of 18.00 feet;

THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 94.00 feet;

THENCE on an Azimuth of 90 degrees, 00 minutes, 00 seconds, a distance of 23.00 feet;

THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 106.00 feet;

THENCE on an Azimuth of 236 degrees, 06 minutes, 50 seconds, a distance of 49.39 feet;

THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 127.65 feet;

THENCE on an Azimuth of 270 degrees, 00 minutes, 00 seconds, a distance of 3.95 feet;

THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 125.00 feet to the North line of West 35th Street aforesaid;

THENCE East, along said North Line, a distance of 227.45 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 261.47 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 71.40 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 38.00 feet to the centerline of a 24 inch concrete foundation wall;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds along said centerline and foundation wall, and said centerline extended East, a distance of 354.30 feet to the point of BEGINNING.

Tract 3:

Lots 2 and 4 in Campbell Soup Company's Subdivision of part of the Northeast Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded July 24, 1957 as Document 16966716, in Cook County, Illinois.

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Tract 4:

Together with the Terms and Provisions of that Easement Agreement set forth as Document No. 93280727.

Tract 5:

Together with the Terms and Provisions of that Declaration of Easements for Ingress, Egress and Access set forth as Document No. 93280729.

Tract 6:

Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land, as recited in Easement for Use of Railroad Tracks set forth as Document No. 93280728.

Note: For informational purposes only, the land is known as: 2600 West 35th Street, Chicago, IL

Tract 1: 16-36-201-035-0000

Tract 2: 16-36-201-032-0000; 16-36-201-034-0000; and 16-36-201-048-0000

Tract 3, Lot 2: 16-36-200-033-0000

Tract, 3, Lot 4: 16-36-200-031-0000