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Doc#. 2203212475 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 01:11 PM Pg: 1 of 4

PREPARED BY:

Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112
Attn: Benda Petersons

UPON RECORDING RETURN TO:

Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112
Attn: Benda Petersons

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

KNOW ALL MEN BY THESE PRESENTS, that a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 26, 2015 made by **CMAG Investments, LLC**, an Illinois limited liability company ("Original Mortgagor"), to **B2R Finance L.P.**, a Delaware limited partnership (the "Original Mortgagee"), and recorded March 13, 2015, as Document Number 1507239038 in the office of the Recorder of Deeds of Cook County, in the State of Illinois (the "County Recorder"), which Mortgage was subsequently assigned to B2R Repo Seller 1 L.P. as to its interest, by that certain Assignment of Security Instrument dated effective as of February 26, 2015, and recorded with the County Recorder on June 30, 2015, as Document No. 1518115043, and further assigned to B2R Finance L.P., as to its interest, by that certain Assignment of Security Instrument dated effective April 22, 2015, and recorded with the County Recorder on August 19, 2015 as Document No. 1523115000 and further assigned to **WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES** ("Mortgagee") by that certain Assignment of Security Instrument dated effective as of April 22, 2015, and recorded with the County Recorder on August 19, 2015, as Document No. 1523115001 (as amended, increased, renewed, extended, spread, consolidated, severed, restated, or otherwise changed from time to time, collectively, the "Mortgage"), has been remised, released, quit-claimed, exonerated and discharged by Mortgagee in part, and by these presents Mortgagee does hereby remise, release, quit-claim, exonerate, and discharge unto the Mortgagor, its successors and assigns, a portion of the Property (as such term is defined in the

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Mortgage), as such portion is described in Exhibit A attached hereto and hereby made a part hereof (the "Released Premises"), to hold the same, with the appurtenances, unto the Mortgagor, its successors and assigns, forever freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, with respect to the Released Premises; provided however, that this partial release is made without representation or warranty by Mortgagee, and nothing herein contained shall in anywise affect, alter or diminish the lien or encumbrance of the aforesaid Mortgage on the remaining part of Property or the liens of any mortgage or deed of trust encumbering any other properties securing the obligations secured by the Mortgage, or the remedies at law for recovering thereout or against the Mortgagor, its successors or assigns, the principal sum, with interest, secured by said Mortgage.

Legal Description of Released Premises:

See Exhibit A attached hereto.

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE]

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IN WITNESS WHEREOF, Mortgagee has signed and sealed this Partial Release, the day and year above written.

MORTGAGEE:

WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES

By: KeyBank National Association,
as Authorized Agent

By: *Andrea S. Helm*
Name: Andrea Helm
Title: Senior Vice President

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

This instrument was acknowledged before me on 01/12/2022 (date) by Andrea S. Helm (name), as SVP (title), of KeyBank National Association, as Authorized Agent to: **WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES**, on behalf of the association in its capacity as authorized agent.

Dated: 01/12/2022

Katrina Garrard
Notary Public in and for the Katrina Garrard
State of: KS
Residing at: _____
My appointment expires: 06/21/23



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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PREMISES

Address : 331 Prairie Ave., Calumet City, Cook, IL. 60409
Parcel Identification Number : 29-12-110-052-0000
Client Code : 15029

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE NORTH 3 FEET OF LOT 41, ALL OF LOTS 42 AND 43, AND THE SOUTH 3 FEET OF LOT 44 IN BLOCK 7 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A