

# UNOFFICIAL COPY

Execution Version

Doc#: 2208321210 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/24/2022 10:52 AM Pg: 1 of 5

PREPARED BY AND UPON  
RECORDATION RETURN TO:

White & Case LLP  
111 South Wacker, Suite 5100  
Chicago, Illinois 60606  
Attention: David J. Pezza, Esq.  
1123138.0008

Street Address:  
13550 S. Indiana Avenue  
13501 S. Wabash  
Riverdale, IL 60827

PINs:  
25-33-402-004-0000;  
25-33-402-005-0000;  
25-33-402-006-0000; and  
25-33-402-007-0000

## RELEASE OF FIRST LIEN MORTGAGE, SECURITY AGREEMENT, PLEDGE OF RENTS AND LEASES AND FIXTURE FILING ON PARTIAL REPAYMENT (ILLINOIS)

Date: March 22 2022

The undersigned does hereby release that certain FIRST LIEN MORTGAGE, SECURITY AGREEMENT, PLEDGE OF RENTS AND LEASES AND FIXTURE FILING (ILLINOIS) (the "Mortgage") made by BWC TERMINAL HOLDINGS LLC (formerly known as Contanda Terminals LLC), a Delaware limited liability company, to CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK BRANCH, in its capacity as collateral agent for the benefit of the Lenders (as defined in the Mortgage), and which Mortgage was recorded on June 5, 2020, as Document Number 2015708019 in the records of the office of the Cook County Recorder of Deeds, County of Cook, State of Illinois, upon the following described real estate in said County, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

It is expressly understood and agreed that this release is given only in partial satisfaction for the payment of indebtedness and partial performance of the covenants, conditions and obligations under the Credit Agreement and Loan for which the Mortgage was provided and such release shall operate to discharge the lien of Mortgage in full as to the real property described in Exhibit A attached hereto but not as to any other property given as collateral under the aforesaid Credit Agreement or in connection with the Loan.

Witness our hand and seal, as of this 22 day of March, 2022.

CC#1 2187590 LO LK2022

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF RIVERDALE, COUNTY OF COOK, STATE OF ILLINOIS.

#### TRACT 1:

LOT 22 IN OWNERS RESUBDIVISION OF SOUTH FRACTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT BLOCKS 19 AND 20) IN RIVERDALE, COOK COUNTY, ILLINOIS.

#### TRACT 2:

THOSE PARTS OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

(1) COMMENCING 23 CHAINS NORTH AND 7.25 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 6.65 CHAINS; THENCE WEST 4.50 CHAINS; THENCE SOUTH 6.65 CHAINS; AND THENCE EAST 4.50 CHAINS TO THE PLACE OF BEGINNING.

(2) COMMENCING 20 CHAINS AND 82 LINKS NORTH AND 4 CHAINS AND 44 ½ LINKS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE WEST 4 CHAINS 44 ½ LINKS; THENCE NORTH 2 CHAINS 18 LINKS; THENCE EAST 4 CHAINS 44 ½ LINKS AND THENCE SOUTH 2 CHAINS 18 LINKS TO PLACE OF BEGINNING, EXCEPT THE SOUTH 45 FEET THEREOF TAKEN FOR ROAD.

(3) COMMENCING 29.65 CHAINS NORTH AND 7.25 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 6.65 CHAINS; THENCE EAST 2.22 CHAINS; THENCE NORTH 6.65 CHAINS AND THENCE WEST 2.22 CHAINS TO PLACE OF BEGINNING.

(4) COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 33, WHICH IS 20 CHAINS AND 82 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 4 CHAINS 44 ½ LINKS; THENCE NORTH 2 CHAINS 18 LINKS; THENCE WEST 58 ½ LINKS; THENCE NORTH 6 CHAINS AND 65 LINKS; THENCE EAST 5 CHAINS 3 LINKS TO THE EAST LINE OF SAID SECTION AND THENCE SOUTH 8 CHAINS AND 83 LINKS TO PLACE OF BEGINNING, EXCEPT THE SOUTH 45 FEET THEREOF TAKEN FOR ROAD, AS SHOWN ON PLAT RECORDED AS DOCUMENT NUMBER 947360.

# UNOFFICIAL COPY

(5) COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 33, 50 LINKS SOUTH THE CALUMET RIVER; THENCE NORTH 88 DEGREES 28 MINUTES WEST 7 CHAINS AND 20 ½ LINKS; THENCE NORTH 46 ½ LINKS TO CALUMET RIVER; THENCE SOUTH 88 DEGREES 43 MINUTES EAST ALONG THE MARGIN OF THE CALUMET RIVER 7 CHAINS AND 20 ½ LINKS TO THE EAST LINE OF SAID SECTION AND THENCE SOUTH 50 LINKS TO THE PLACE OF BEGINNING.

(6) COMMENCING 29 CHAINS AND 65 LINKS NORTH AND 7 CHAINS AND 50 LINKS TO WEST OF THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 50 LINKS TO CALUMET RIVER; THENCE SOUTHEASTERLY ALONG THE SOUTH MARGIN OF SAID RIVER TO A POINT 7 CHAINS AND 20 ½ LINKS TO WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 46 ½ LINKS AND THENCE SOUTHWESTERLY TO PLACE OF BEGINNING.

(7) COMMENCING 29 CHAINS AND 65 LINKS NORTH AND 7 CHAINS AND 50 LINKS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE WEST 4 CHAINS AND 50 LINKS; THENCE SOUTH 6 CHAINS AND 65 LINKS; THENCE WEST 6 CHAINS AND 5 LINKS TO THE EAST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 22 DEGREES EAST ALONG THE EAST LINE OF SAID RIGHT OF WAY 8 CHAINS AND 82 LINKS TO THE SOUTH MARGIN OF THE CALUMET RIVER; THENCE SOUTH 73 ½ DEGREES EAST ALONG THE MARGIN OF SAID RIVER 3 CHAINS AND 82 LINKS; THENCE NORTH 88 ½ DEGREES EAST ALONG THE MARGIN OF SAID RIVER 3 CHAINS AND 72 LINKS AND THENCE SOUTH 50 LINKS TO THE PLACE OF BEGINNING (EXCEPTING THOSE PORTIONS CONVEYED TO VILLAGE OF RIVERDALE FOR HIGHWAY).

ALSO EXCEPTING THAT PORTION FALLING WITHIN TRACT 1 ALSO EXCEPTING FROM THE ABOVE DESCRIBED LAND THAT CERTAIN PORTION LYING WITHIN THE RIGHT-OF-WAY OF SOUTH INDIANA AVENUE.

## AS-SURVEYED DESCRIPTION:

TRACTS 1 AND 2 ABOVE ARE MORE PARTICULARLY DESCRIBED ON A SURVEY PREPARED BY JAMES L. HARPOLE OF JLH LAND SURVEYING INC. ON BEHALF OF BOCK & CLARK, CORP., AN NV5 COMPANY, PROJECT NUMBER 201905586-003, DATED 12/06/2019, AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1419.12 FEET NORTH AND 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 553.74 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 121.38 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 540.04 FEET TO THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 22 DEGREES 00 MINUTES 00 SECONDS EAST,

# UNOFFICIAL COPY

32.38 FEET; THENCE NORTH 68 DEGREES 00 MINUTES 00 SECONDS WEST, 45.00 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 00 SECONDS EAST, 310.03 FEET; THENCE SOUTH 73 DEGREES 30 MINUTES 00 SECONDS EAST, 261.07 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 09 SECONDS EAST, 236.53 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 445.50 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 570.78 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Being Parcel Nos. 25-33-402-004-0000, 25-33-402-005-0000, 25-33-402-006-0000 and 25-33-402-007-0000, of the City of Riverdale, County of Cook.

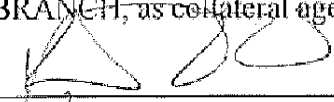
Commonly Known As: 13550 South Indiana Avenue, Riverdale, IL 60827

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

CANADIAN IMPERIAL BANK OF COMMERCE,  
NEW YORK BRANCH, as collateral agent

By  
Name:  
Title:

  
\_\_\_\_\_  
PETER O'NEILL  
MANAGING DIRECTOR

STATE OF New York )  
  )  
COUNTY OF Westchester )

SS:

I, Rosalie M. Lobianco, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Peter O'Neill, proved to me on the basis of satisfactory evidence to be the Managing Director of CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK BRANCH, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Managing Director he/she signed and delivered the said instrument pursuant to authority of said CIBC as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS MY HAND and Notary seal this 15<sup>th</sup> day of MARCH 2022.

Rosalie M. Lobianco  
Notary Public

My Commission Expires: 04/13/2023

**ROSALIE M. LOBIANCO**  
Notary Public - State of New York  
No. 01LO6322765  
Qualified in Westchester County  
My Commission Expires April 13, 2014 23

COOK County Clerk's Office