

UNOFFICIAL COPY

Doc#: 2208804029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2022 07:23 AM Pg: 1 of 5

This instrument prepared by
and return after recording to:

Everett S. Ward, Esq.
Quarles & Brady LLP
300 N. LaSalle Street, Suite 4000
Chicago, Illinois 60654

2129355 @

PRAIRIE TITLE
6821 W. NORTH AVE.

OAK PARK, Nos. 526499-01 and 526499-12

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that **JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)**, a Michigan corporation ("John Hancock"), having an address at 197 Clarendon Street, C-3, Boston, Massachusetts 02116, for and in consideration of the payment of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby RELEASE, REMISE, and QUIT CLAIM unto **NMC GROVE MELROSE, LLC**, a Delaware limited liability company ("NMC Grove Melrose"), **NMC MELROSE PARK II, LLC**, a Delaware limited liability company ("NMC Melrose Park II"), **MELROSE PARK EQUITY, LLC**, a Delaware limited liability company ("Melrose Park Equity"), and **MELROSE PARK INVESTMENTS, LLC**, a Delaware limited liability company ("MPI LLC"), each having its principal place of business at 5850 Canoga Avenue, Suite 650, Woodland Hills, California 91367 (MNC Grove Melrose, NMC Melrose Park II, Melrose Park Equity, and MPI, LLC are hereinafter referred to, collectively, as "Borrower"), jointly and severally and as tenants in common, their successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by each of the documents listed on Exhibit A attached hereto (collectively, the "Documents") and affecting that certain property legally described in Exhibit B attached hereto, together with all the appurtenances and privileges thereunto belonging or appertaining.

Except for the release described in the preceding paragraph, this Partial Release shall in no way affect the terms and provisions of (i) that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated as of October 8, 2010, by and between John Hancock and Borrower (as amended by First Modification (as defined on Exhibit B attached hereto), and as the same may be further amended or modified from time to time, the "Mortgage"), and (ii) any of the other Loan Documents, including the Note (as such terms are defined in the Mortgage) with respect to Borrower and the remainder of the Mortgaged Property (as defined in the Mortgage) encumbered by the Mortgage.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the 2nd day of March, 2022.

JOHN HANCOCK LIFE INSURANCE COMPANY
(U.S.A.), a Michigan corporation

By: 

Name: Kimberly R. Nighfield

Title: Assistant Vice President

Property of Cook County Clerk's Office

Partial Release of Mortgage

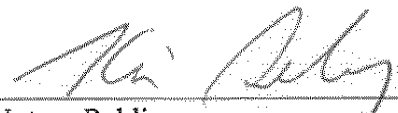
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ACKNOWLEDGMENT

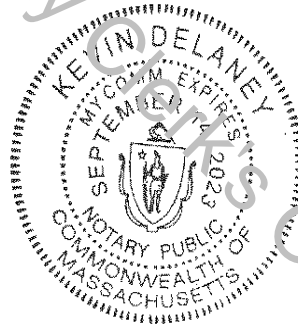
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

COMMONWEALTH OF MASSACHUSETTS)
)SS.
SUFFOLK COUNTY)

On this 2nd day of March, 2022, before me, the undersigned Notary Public, personally appeared Kimberly R. Highfield proved to me through satisfactory evidence of identification, which was personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose(s) as an Assistant Vice President for John Hancock Life Insurance Company (U.S.A.), a Michigan corporation.



Notary Public
My Commission Expires: 09/14/2023



Partial Release of Mortgage

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EXHIBIT A

1. Mortgage, Assignment of Leases and Rents and Security Agreement, dated as of October 8, 2010, from Borrower to Lender, recorded on October 14, 2010 with the Cook County, Illinois Recorder of Deeds (the "**Recorder**") as Document No. 1028722060 (as modified by the First Modification, the "**Mortgage**").
2. Assignment of Leases and Rents, dated as of October 8, 2010, from Borrower to Lender, recorded on October 14, 2010 with the Recorder as Document No. 1028722061, as modified by the First Modification.
3. UCC-1 Financing Statements naming each of the entities comprising Borrower as debtor and Lender as secured party, filed with the Recorder as Document Nos. 1028722062-1028722065, inclusive, and 1114422056-1114422057, inclusive, and with the California Secretary of State and the Delaware Secretary of State.
4. Assignment and Assumption Agreement dated as of May 20, 2011, by and between NMC Melrose Park, as transferor, NMC Melrose Park II, as transferee, and Lender, recorded on May 24, 2011 with the Recorder as Document No. 1114422055.
5. Assignment and Assumption Agreement dated as of May 20, 2011, by and between MPI, L.P., as transferor, MPI, LLC, as transferee, and Lender, recorded on May 24, 2011 with the Recorder as Document No. 1114422054.
6. First Note and Mortgage Modification Agreement dated as of November 29, 2012, by and between Borrower and Lender, recorded on December 12, 2012 with the Recorder as Document No. 1233844039 (the "**First Modification**").
7. Letter agreement dated October 19, 2021, by and between Lender and Borrower, extending the loan maturity date to February 1, 2022.
8. Letter agreement dated January 26, 2022, by and between Lender and Borrower, extending the loan maturity date to May 1, 2022.

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EXHIBIT B

LEGAL DESCRIPTION

Real property in the City of Melrose Park, County of Cook, State of Illinois, described as follows:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING ALSO 66.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOT 25 IN WINSTON PARK UNIT NO. 1, RECORDED JULY 6, 1955 AS DOCUMENT NUMBER 16291419; THENCE NORTHWESTERLY 301.98 FEET, ALONG A CURVE, CONCENTRIC WITH AND 66.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINES OF LOTS 21 THROUGH LOT 25 IN SAID WINSTON PARK UNIT NO. 1, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 586.00 FEET, A CHORD BEARING NORTH 60 DEGREES 34 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 298.83 FEET; THENCE NORTH 80 DEGREES 04 MINUTES 27 SECONDS WEST, 48.37 FEET, TO A POINT 64.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOT 21 IN WINSTON PARK UNIT NO. 1; THENCE WESTERLY 30.00 FEET ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCENTRIC WITH AND 64.00 FEET NORTHERLY OF THE NORTHERLY LINE OF LOT 20 AND 21 IN SAID WINSTON PARK UNIT NO. 1; THENCE NORTH 01 DEGREE 43 MINUTES 15 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE SOUTHERLY LINE OF A 200 FOOT WIDE RIGHT-OF-WAY FOR WEST NORTH AVENUE (STATE ROUTE 64), 381.52 FEET TO A POINT ON A LINE 531.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG SAID PARALLEL LINE, 21.50 FEET; THENCE NORTH 01 DEGREE 43 MINUTES 15 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 303.50 FEET TO A POINT ON A LINE 227.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG SAID PARALLEL LINE, 324.15 FEET TO A POINT ON A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 54 MINUTES 32 SECONDS EAST, ALONG SAID PARALLEL LINE, 20.00 FEET TO A POINT ON A LINE 247.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG SAID PARALLEL LINE, 27.00 FEET TO A POINT ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE; THENCE SOUTH 01 DEGREE 54 MINUTES 32 SECONDS EAST, ALONG SAID PARALLEL LINE, 834.53 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 1254 Winston Plaza, Melrose Park, Illinois 60160

P.I.N.s: 15-03-211-008-0000 and 15-03-211-009-0000
(both affect parts of the land and other property)