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Doc# 2210519009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/15/2022 09:43 AM PG: 1 OF 4

This instrument prepared by:
Arnold & Porter
250 West 55th Street
New York, New York 10019-9710
Attn: Stephen Gliatta, Esq.

When recorded mail original to:
Seyfarth Shaw LLP
233 S. Wacker Drive, Suite 8000
Chicago, IL 60606-6448
Melissa Vandewater, Esq.

COH12107757121 1/2 CB/DS

RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL
BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR
OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF
TRUST WAS FILED.

LCC WAREHOUSE IV LLC, a Delaware limited liability company, having offices at c/o LoanCore Capital, 55 Railroad Avenue, Suite 100, Greenwich, CT 06830 as lender (as successor-in-interest to LoanCore Capital Credit REIT LLC ("Mortgagee"), ^{AS OF} on this 5 day of April, 2022, DOES HEREBY CERTIFY that (i) a certain Mortgage, Assignment of Leases and Rents and Security Agreement made by TCB-EDENS II, LLC, a Delaware limited liability company, as maker, having its principal place of business at c/o Newport Capital Partners Fund II, LP, 500 W. Monroe, Ste# 2900, Chicago, Illinois 60661 ("Mortgagor"), to LOANCORE CAPITAL CREDIT REIT LLC, a Delaware limited liability company ("Original Lender"), dated March 7, 2019 and recorded March 12, 2019 as Document No. 1907106109 in the office of the Recorder of Deeds of Cook County, in the State of Illinois (the "Recorder of Deeds"); as assigned by Assignment of Mortgage, Assignment of Leases and Rents and Security Agreement from Original Lender to Mortgagee on March 7, 2019 and recorded March 27, 2019 as Document No. 1908645036 with the Recorder of Deeds; and (ii) a certain Assignment of Rents and Leases made by Mortgagor to Original Lender dated and effective as of March 7, 2019 and recorded March 12, 2019 as Document No. 1907106110 with the Recorder of Deeds, as further assigned by Original Lender to Mortgagee by Assignment of Assignment of Rents and Leases dated as of March 7, 2019 and recorded March 27, 2019 as Document No. 1908645037 with the Recorder of Deeds; with the notes accompanying them, fully paid, satisfied, released and discharged.

PIN # 05-03-405-020-0000 - 3200 Lake Avenue, Wilmette, IL 60091

See attached Exhibit A - Legal Description

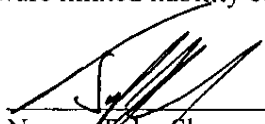
[signature on following page]

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Witness my hand and seal, on the date first set forth above.

LCC WAREHOUSE IV LLC,
a Delaware limited liability company

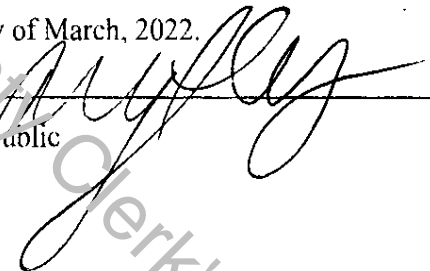
By:


Name: Tyler Shea
Title: Authorized Signatory

State of Connecticut)
)
County of Fairfield)

I, Margaret Alvarez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tyler Shea, as Authorized Signatory of LCC WAREHOUSE IV LLC, a Delaware limited liability company 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, sealed and delivered the said instrument in his/her capacity as Authorized Signatory of such limited liability company as his/her free and voluntary act, and as the free and voluntary act of such Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of March, 2022.



Notary Public

My commission expires: 7/31/2023

MARGARET ALVAREZ
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 7/31/2023

[Signature Page to Release of Mortgage and Assignment of Rents and Leases (TCB-Edens II LLC)]

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EXHIBIT A

Legal Description

LOT 1 IN EDENS PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, , TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607 IN COOK COUNTY, ILLINOIS EXCEPT FOR THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 123 DEGREES 36 MINUTES 27 SECONDS ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 585.34 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE ON AN AZIMUTH OF 153 DEGREES 45 MINUTES 59 SECONDS ALONG SAID EASTERLY LINE, BEING ALSO THE WESTERLY LINE OF SKOKIE BLVD, 76.51 FEET A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 5679.65 FEET, CENTRAL ANGLE 02 DEGREES 51 MINUTES 55 SECONDS, 284.03 FEET; THENCE ON AN AZIMUTH OF 250 DEGREES 52 MINUTES 06 SECONDS, 223.90 FEET; THENCE ON AN AZIMUTH OF 166 DEGREES 51 MINUTES 28 SECONDS, 113.94 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 95.91 FEET; THENCE ON AN AZIMUTH OF 269 DEGREES 57 MINUTES 45 SECONDS, 78.44 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 223.80 FEET; THENCE ON AN AZIMUTH OF 333 DEGREES 27 MINUTES 26 SECONDS 166.82 FEET; THENCE ON AN AZIMUTH OF 270 DEGREES 32 MINUTES 56 SECONDS, 296.68 FEET TO A POINT ON THE WEST LINE OF LOT 1 WHICH IS 598.76 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE ON AN AZIMUTH OF 359 DEGREES 53 MINUTES 30 SECONDS ALONG SAID WEST LINE, 598.76 FEET TO THE POINT OF BEGINNING.

ALSO

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 359 DEGREES 59 MINUTES 43 SECONDS ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 360.00 FEET TO AN ANGLE POINT THEREIN; THENCE ON AN AZIMUTH OF 305 DEGREES 04 MINUTES 59 SECONDS ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 143.97 FEET TO A POINT WHICH IS 204.00 FEET SOUTHEASTERLY OF AN ANGLE POINT IN SAID WEST LINE; THENCE ON AN AZIMUTH OF 35 DEGREES 04 MINUTES 59 SECONDS, 50.64 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 55 MINUTES 36 SECONDS, 175.52 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 141.04 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 57 MINUTES 45 SECONDS, 93.57 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 190.61 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES 00 MINUTES 00 SECONDS, 210.19 FEET; THENCE ON AN AZIMUTH OF 341 DEGREES 36 MINUTES 33 SECONDS, 185.60 FEET; THENCE ON AN AZIMUTH OF 69 DEGREES 58 MINUTES 08 SECONDS, 46.59 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE TO THE EAST (BEING ALSO THE WEST LINE OF SKOKIE BLVD.), RADIUS 5679.65 FOOT, A CENTRAL ANGLE 04 DEGREES 05 MINUTES 18 SECONDS, 405.28 FEET TO A POINT ON A 3291.63 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS AN AZIMUTH OF 74 DEGREES 03 MINUTES 26 SECONDS FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE, CENTRAL ANGLE 04 DEGREES 00 MINUTES 39 SECONDS, 230.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE

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SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, CENTRAL ANGLE 109 DEGREES 56 MINUTES 59 SECONDS, 47.98 FEET TO THE SOUTH LINE OF LOT 1; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 00 SECONDS ALONG SAID SOUTH LINE, BEING ALSO THE NORTH LINE OF LAKE AVE., 612.39 FEET TO THE POINT OF BEGINNING.

PIN # 05-03-405-020-0000 - 3200 Lake Avenue, Wilmette, IL 60091

Property of Cook County Clerk's Office