

# UNOFFICIAL COPY

This instrument prepared by:  
Arnold & Porter  
250 West 55<sup>th</sup> 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.

COH1210775111 2/2 CB/25

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.

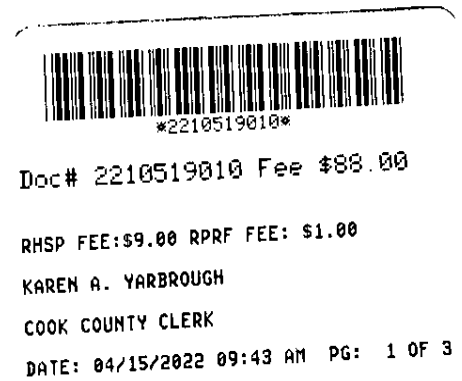
LCC WAREHOUSE IV LLC, a Delaware limited liability company, having offices at c/o LoanCore Capital, 55 Railroad Avenue, Suite 100, Greenwich, CT 06830 as lender (as successor-in-interest to LoanCore Capital Credit REIT LLC "Mortgagee"), on this <sup>As of</sup> 5 day of April, 2022, DOES HEREBY CERTIFY that (i) a certain Mortgage, Assignment of Leases and Rents and Security Agreement made by TCB-EDEN'S, 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 60601 ("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. 1907106108 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: 05-03-405-019-0000; 05-03-405-020-0000; 05-03-405-021-0000  
3200 Lake Avenue, Wilmette, IL 60091

See attached Exhibit A - Legal Description

[signature on following page]

171606544





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## EXHIBIT A

### Legal Description

Tract 1:

Parcel 1:

That part of Lot 1 in Edens Plaza, being a Subdivision in the Southeast Quarter 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, described as follows:

Beginning at the Northwest Corner of Lot 1 aforesaid; thence on an assumed Azimuth of 129 degrees 36 minutes 27 seconds along the Northerly line of said Lot 1, a distance of 585.84 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 to a point of curvature in said line; thence Southeasterly along a tangential curve concave to the West, 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 25 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 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.

Parcel 2:

That part of Lot 1 in Edens Plaza, being a Subdivision in the Southeast Quarter 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, 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 West (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 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.

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