Doc#. 2220139075 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/20/2022 10:06 AM Pg: 1 of 5

This instrument was prepared by and after recording return to:

Akerman LLP 999 Peachtree Street NE, Suite 1700 Atlanta, Georgia 30309 Attention: Anne Marie Garavaglia, Esq.

FIRST AMERICAN TITLE FILE IL AF LOL'CEO

THIS SPACE RESERVED FOR RECORDER'S USE ONLY

PARTIAL RELEASE OF MORTGAGE ASSIGNMENT OF LEASES AND RENTS AND SECURITY INSTRUMENT and PARTIAL PELEASE OF ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CLNC SL Bloomington, LLC, a Detaware limited liability company (the "Mortgagee"), is the owner and holder of that certain Mortgage, Assignment of Leases and Rents and Security Instrument dated as of July 30, 2020 (the "Mortgage"), recorded August 6, 2020, as Document No. 2021917019 in the Cook County Recorder of Deeds, made by Ketukumar R. Amin, an individual, ("Amin"), and Komalbala M. Patel, an individual, ("Patel", and along with Amin, each an "Mortgager" and collectively, "Mortgager"), in favor of Mortgagee, which Mortgage encumbers certain real property located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto (the "Mortgaged Premises");

WHEREAS, Mortgagee, as assignee, is the owner and holder of that certain Assignment of Leases and Rents dated as of July 30, 2020 (the "Assignment"), recorded August 6, 2020, as Document No. 2021917020 in the Cook County Recorder of Deeds, made by Mortgagor, as assignor, in favor of Mortgagee, as assignee, which Assignment encumbers the Mortgaged Premises; and

WHEREAS, Mortgagor has requested the said Mortgagee to release the premises described in **Exhibit "B"** attached hereto (the "Release Premises"), from the lien and operation of the Mortgage and the Assignment.

NOW THEREFORE, in consideration of the premises, 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, Mortgagee hereby remises, releases, quit-claims, exonerates and discharges from the lien and operation of the Mortgage and Assignment unto the Mortgagor, its heirs, successors and assigns, the Release Premises more particularly described as follows:

See Exhibit "B" attached hereto and hereby incorporated herein.

TO HAVE AND TO HOLD the same, with the appurtenances, solely with respect to the Release Premices, unto the Mortgagor, its heirs, successors and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage and Assignment and every part thereof; provided always, nevertheless, that nothing herein contained shall in any wise impair, alter or diminish the effect, lien or encumbrance of the Mortgage and Assignment on the remaining part of said Mortgaged Premises not hereby released therefrom, or any of the rights and remedies of the holders thereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Mortgagee has caused this Partial Release of Mortgage, Assignment of Leases and Rents and Security Instrument and Partial Release of Assignment of Lease and Rents to be executed and effective as of February 23, 2022.

MORTGAGEE:

CLNC SL Bloomington, LLC.

a Delaware/Imited liability/company

Name: David A. Palamé

Title: Vice President

STATE OF NEW YORK)

SS.

COUNTY OF NEW YORK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Palamé, personally known to me to be the Executive Vice President of CLNC SL Bloomington, LLC, and 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 signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23th day of FERUARY, 2022

Notary Public

MOLYMA LITER STATE OF NEW ACCOM

15. 601446235/13 2088 EXE. 3:7:2023

EXHIBIT A

MORTGAGED PROPERTY LEGAL DESCRIPTION

UNITS 1504, 1705, 1804, 1907, 2207, 2304, 2422, 2919, 3822, P-13, P-252, P-259, P-381, P-417, AND P-434 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 19315834034. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXHIBIT B

RELEASE PREMISES LEGAL DESCRIPTION

UNIT 1504 IN THE 235 W. VAN BUREN CONDOMINIUMS (PIN 17-16-238-028-1026 (Vol. 511)), AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED UNE 8, 2009 AS DOCUMENT 0915934034 AS AMENDED FROM TIME TO TIME. TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

For Informational Purposes Only:

miy:
ph Buren St,

Clarks
Office Property Address: 235 W. Ve.: Buren St, Unit 1504, Chicago, Illinois