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Doc# 2223013072 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 02:03 PM PG: 1 OF 6

RELEASE OF MORTGAGE

Record and return to:
Gould + Ratner
222 North LaSalle Street, Suite 300
Chicago, IL 60601
Attention: Joseph W. Marzo, Esq.

Location: 801 South Canal Street
Chicago, Illinois 60607

County: Cook
PIN: 17-16-321-003-0000

COCH122094641 DS 1/5

KNOW ALL MEN BY THESE PRESENTS, THAT

NW 801 S CANAL LENDER LLC, a Delaware limited liability company, having an address at c/o Northwind Group, 489 Fifth Avenue, 28th Floor, New York, New York 10017, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **REMISE, CONVEY, RELEASE AND QUIT-CLAIM** unto 601W SOUTH CANAL LLC, a Delaware limited liability company having an office at c/o The 601 West Companies, 601 West 26th Street, Suite 1275, New York, New York 10001, all the right, title and interest, claim or demand whatsoever Lender may have acquired in, through or by that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated as of February 3, 2022, and recorded with the Cook County Recorder of Deeds on February 8, 2022, as Document No. 2203919003, encumbering the premises described therein located in Cook County, State of Illinois, and more particularly described in Exhibit A annexed hereto.

Dated as of July 16, 2022.

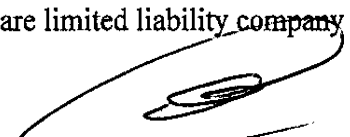
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IN WITNESS WHEREOF, the undersigned has executed this Release as of the day and year first above written.

LENDER:

NW 801 S CANAL LENDER LLC, a Delaware limited liability company

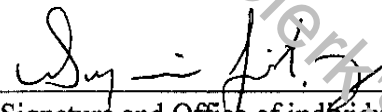
By: NORTHWIND DEBT FUND I GP LLC, a Delaware limited liability company

By: 
Name: Ran Eliasaf
Title: Authorized Signatory

STATE OF NEW YORK)
 ss:
COUNTY OF NEW YORK)

On the 13th of July, 2022, before me, the undersigned, personally appeared Ran Eliasaf, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument the individual or the person upon behalf of which the individual acted executed the instrument.

DEYANIRA ALTAGRACIA JITSOMWUNG
Notary Public - State of New York
NO. 01J16300962
Qualified in Kings County
My Commission Expires Apr 7, 2026


Signature and Office of individual taking acknowledgement

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF LOT 22 IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, 78 AND PARTS OF BLOCKS 61 AND 77 IN CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS DOCUMENT 8339751, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PREVIOUSLY MENTIONED LOT 22; THENCE ALONG THE WEST LINE OF LOT 22, NORTH 00 DEGREES, 24 MINUTES, 43 SECONDS EAST (ALL BEARINGS ARE ASSUMED) A DISTANCE OF 787.54 FEET TO THE NORTH WEST CORNER OF LOT 22; THENCE ALONG SAID NORTH LINE OF LOT 22, SOUTH 89 DEGREES, 06 MINUTES, 49 SECONDS EAST A DISTANCE OF 257.35 FEET; THENCE LEAVING MENTIONED LOT LINE, FOLLOWING AND PARALLEL TO AN EXISTING TRACK SOUTH 04 DEGREES, 42 MINUTES 15 SECONDS EAST A DISTANCE OF 95.36 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 6 DEGREES, 21 MINUTES, 35 SECONDS, A RADIUS OF 589.56 FEET A CHORD LENGTH OF 65.41 FEET AND AN ARC LENGTH OF 65.44 FEET; THENCE SOUTH 01 DEGREES, 39 MINUTES, 20 SECONDS WEST A DISTANCE OF 144.01 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A DELTA OF 6 DEGREES, 21 MINUTES, 35 SECONDS, A RADIUS OF 618.06 FEET, A CHORD LENGTH OF 68.57 FEET AND AN ARC LENGTH OF 68.60 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 92.97 FEET; THENCE LEAVING RELATIONSHIP TO SAID EXISTING TRACK SOUTH 85 DEGREES, 17 MINUTES, 45 SECONDS WEST A DISTANCE OF 9.94 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 85 DEGREES, 17 MINUTES, 45 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 48.00 FEET; THENCE NORTH 85 DEGREES 17 MINUTES, 45 SECONDS EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 85 DEGREES, 17 MINUTES, 45 SECONDS EAST A DISTANCE OF 9.94 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 35.35 FEET TO A POINT ON THE SOUTH LOT LINE OF PREVIOUSLY MENTIONED LOT 22; THENCE WITH SAID LOT LINE NORTH 89 DEGREES, 11 MINUTES, 23 SECONDS WEST A DISTANCE OF 304.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (WHICH PARCEL INCLUDES WITHIN ITS NORTH 40 FEET POLK STREET AS WIDENED BY EASEMENT DEPICTED ON THE PLAT OF RAILROAD COMPANIES RESUBDIVISION AFORESAID).

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PARCEL 2:

THE EAST 1/2 OF CANAL STREET (80 FEET WIDE LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 22 AND SAID LINE EXTENDED NORTH), LYING NORTH OF THE NORTH LINE OF TAYLOR STREET, AND SOUTH OF THE CENTER LINE OF ORIGINAL POLK STREET (40.0 FEET WIDE) IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PORTION FALLING WITHIN PARCEL 1, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF ORIGINAL POLK STREET (40.0 FEET WIDE LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 22), LYING EAST OF THE WESTERLY LINE OF SAID LOT 22 EXTENDED NORTH, AND WEST OF A LINE BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 22 DISTANT 257.35 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE NORTH, PERPENDICULAR TO LAST DESCRIBED LINE, TO THE CENTER OF SAID ORIGINAL POLK STREET IN THE SOUTHWEST 1/4 OF SAID SECTION 16;

PARCEL 4:

NON-EXCLUSIVE PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AS CREATED BY EASEMENT AGREEMENT DATED AS OF MARCH 16, 2005 AND RECORDED JUNE 21, 2007 AS DOCUMENT 0717239114, BY AND AMONG LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 12, 1986 AND KNOWN AS TRUST NUMBER 66603, CANAL/TAYLOR CENTRAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CANAL/TAYLOR SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NORTRUST REALTY MANAGEMENT, INC., THE NORTHERN TRUST COMPANY, NORTHERN INVESTMENT CORPORATION, AND BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT FOR THE LENDERS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT DATED AS OF DECEMBER 23, 2004, AS AMENDED, OVER THAT PORTION OF LOT 23 OF THE SAID RAILROAD COMPANIES' RESUBDIVISION RECORDED MARCH 29, 1924 AS DOCUMENT 8339751, AND OVER LAND NORTH AND ADJOINING SAID LOT 23, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

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OVER AND ACROSS THE NORTHERNMOST 14 FEET OF THE "SOUTH PARCEL" AS DESCRIBED THEREIN; AND

OVER AND ACROSS THAT PART OF THE "CENTRAL PARCEL," AS DESCRIBED THEREIN, AND RESTRICTED TO THAT PORTION WHICH IS PAVED FOR SUCH INGRESS AND EGRESS, PROCEEDING AT GRADE LEVEL UNDERNEATH THE RECONSTRUCTED TAYLOR STREET VIADUCT, LYING EAST OF A LINE 250 FEET EAST OF THE WESTERN BOUNDARY OF "CENTRAL PARCEL."

Property of Cook County Clerk's Office

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TERMINATION OF PLEDGE AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that NW 801 S CANAL LENDER LLC, a Delaware limited liability company, having an address at c/o Northwind Group, 489 Fifth Avenue, 28th Floor, New York, New York 10017 ("Lender"), for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby certify that that certain Pledge and Security Agreement, dated as of February 3, 2022, made by 601W SOUTH CANAL MEZZ LLC, a Delaware limited liability company ("Pledgor"), for the benefit of Lender has been terminated and is of no further force and effect.

[THE NEXT PAGE IS THE SIGNATURE PAGE.]