

# UNOFFICIAL COPY

Doc#: 2230613138 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 10:21 AM Pg: 1 of 4

## SATISFACTION OF MORTGAGE

---

**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 INSTRUMENT WAS FILED.**

---

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, that **TRUIST BANK, as Administrative Agent** ("Agent"), whose address is 303 Peachtree Street, N.E., Atlanta, GA 30308, Attention: Portfolio Manager, for and in consideration of the payment of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does hereby remise, release, convey, and quit claim without recourse or warranty, unto Mortgagor (as defined in Schedule 1 attached hereto and incorporated herein), whose address is 201 NW 10th, Suite 200, Oklahoma City, OK 73103, Attention: Chief Financing Officer, all right, title, interest, claim or demand whatsoever the Agent may have acquired in, through or by those certain security instruments set out on said Schedule 1, to the premises therein mentioned and described as follows, situated in Cook County, Illinois, to wit:

(See Exhibit A attached hereto and made a part hereof)

together with all the appurtenances and privileges thereunto belonging or appertaining, and does hereby acknowledge full release of said Mortgage, to the intent and the same may be discharged of record.

[SIGNATURE PAGE FOLLOWS]

*This instrument was prepared by  
and after recording return to:*

Ryan P. Thompson, Esq.  
McGuireWoods LLP  
201 N. Tryon Street, Suite 3000  
Charlotte, NC 28202

# UNOFFICIAL COPY

Witness my hand and seal this 16 day of August, 2022.

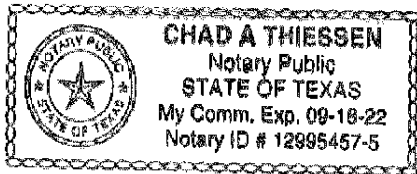
TRUIST BANK, as Administrative Agent

By: [Signature]  
Lincoln LaCour, Vice President

STATE OF TEXAS            )  
  ) SS.  
COUNTY OF HARRIS        )

I, Chad Thiesen, a notary public in and for said County, in the State aforesaid, do hereby certify that Lincoln LaCour, personally known to me to be a Vice President of TRUIST BANK, a North Carolina corporation, 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 or she signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and seal this 16 day of August, 2022.



[Signature]  
Notary Public  
My commission expires: 9/18/2022

# UNOFFICIAL COPY

## SCHEDULE 1

1. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT from **BKEP CRUDE, L.L.C. (formerly SemGroup Energy Partners, L.L.C.), BKEP PIPELINE, L.P. (formerly SemPipe, L.P.), BKEP MATERIALS, L.L.C. (formerly SemMaterials Energy Partners, L.L.C.), BKEP ASPHALT, L.L.C. (formerly SGLP Asphalt, L.L.C.), BKEP PIPELINE, L.L.C. (formerly BKEP Pipeline G.P., LLC and SemPipe G.P., L.L.C.), and BKEP FIELD SERVICES, L.L.C.**, (collectively, the "Original Mortgagor"), for the benefit of **JPMORGAN CHASE BANK, N.A.**, as Administrative Agent (the "Original Mortgagee"), effective as of October 25, 2010, and recorded November 1, 2010, as **Document Number 1059531087**, in the office of the Cook County, Illinois Recorder of Deeds (the "Recorder's Office"), as assigned by that certain
2. ASSIGNMENT OF MORTGAGES AND DEEDS OF TRUST AND ASSUMPTION AGREEMENT from Original Mortgagee to **WELLS FARGO BANK, NATIONAL ASSOCIATION, as Administrative Agent** (the "Interim Mortgagee"), effective as of June 26, 2013, and recorded July 3, 2013, as **Document Number 1318434038**, in the Recorder's Office, as amended and restated by that certain
3. AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT from **BKEP CRUDE, L.L.C. (formerly SemGroup Energy Partners, L.L.C.), BKEP MATERIALS, L.L.C. (formerly SemMaterials Energy Partners, L.L.C.), BKEP ASPHALT, L.L.C. (formerly SGLP Asphalt, L.L.C.), BKEP PIPELINE, L.L.C. (formerly BKEP Pipeline G.P., LLC and SemPipe G.P., L.L.C.), BKEP FIELD SERVICES, L.L.C., and BKEP SERVICES LLC (formerly known as BKEP Field Services II, L.L.C.)** (collectively, the "Interim Mortgagor") for the benefit of the Interim Mortgagee, effective as of June 28, 2013, and recorded July 3, 2013, as **Document Number 1318434039**, in the Recorder's Office, as amended by that certain
4. FIRST AMENDMENT TO AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT by and between Interim Mortgagor and **BLUEKNIGHT MOTOR CARRIER LLC (formerly known as BKEP Field Services, L.L.C.)**, and Interim Mortgagee, effective as of May 11, 2017, and recorded August 18, 2017, as **Document Number 1723017067**, in the Recorder's Office, as assigned by that certain
5. ASSIGNMENT OF MORTGAGES AND DEEDS OF TRUST AND ASSUMPTION AGREEMENT from Interim Mortgagee to **TRUIST BANK, as Administrative Agent ("Agent")**, effective as of May 26, 2021, and recorded April 18, 2022, as **Document Number 2210847000**, in the Recorder's Office, as amended and restated by that certain
6. AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT from **BKEP MATERIALS, L.L.C. f/k/a SemMaterials Energy Partners, L.L.C., BKEP TERMINALLING, L.L.C., and BLUEKNIGHT ENERGY PARTNERS, L.P.**, (collectively, and together with Original Borrower and Interim Borrower, "Borrower") for the benefit of Agent, effective as of July 19, 2021, and recorded April 18, 2022, as **Document Number 2210847001**, in the Recorder's Office.

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

008- Cook County, IL

That certain lease, between SemMaterials, L.P. (as ultimate successor in interest to Marine Oil Terminal Company), as lessee, and The Sanitary District of Chicago, as lessor, dated October 24, 1940, as amended, a memorandum of which is recorded as Document 0529255157 in the Cook County, IL, Recorder's Office, covering the property described below, which lease was assigned to BKEP Materials, L.L.C. (f/k/a SemMaterials Energy Partners, L.L.C.) pursuant to that certain Assignment and Assumption of Lease Agreement effective as of February 20, 2008.

Lot Fifty-four (54) (except the East 50 feet and the Southerly 17 feet thereof) also the East 200 feet of Lot 56 (except the Southerly 17 feet thereof) in Sanitary District Trustees' Subdivision of the right of way from the North and South center line of Section 30, Township 39 North, Range 14, East of the third principal meridian, to the Will County line, in Cook County, Illinois.

Also described as follows:

A tract of land being part of Lots 54 and 56 in Sanitary District Trustees' Subdivision of the right-of-way from the North and the South center line of Section 30, Township 39 North, Range 14 East, of the third principal meridian, to the Will County Line, in Cook County, Illinois. Being more particularly described as follows:

Commencing at the Northeast corner of said Lot 54; thence South 66 degrees 17 minutes 35 seconds along the Northerly property line of said Lot 54, a distance of 54.61 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds along a line 50.00 feet West of and parallel to the Easterly line of said lot 54, a distance of 333.23 feet; thence South 66 degrees 05 minutes 00 seconds along a line 17.00 feet North of and parallel to the Southerly line of said Lots 54 and 56, a distance of 862.68 feet; thence North 00 degrees 12 minutes 11 seconds West, a distance of 336.16 feet to the Northerly line of said Lot 56; thence North 66 degrees 17 minutes 35 seconds East along the Northerly line of said Lots 56 and 54, a distance of 862.58 feet to the point of beginning, containing 264,348 square feet, or 6.07 acres, more or less.

The above description is the same property as contained in the report for title insurance issued by Lawyers Title Insurance Corporation Commitment Number 10686805, having an effective date of May 6, 2005.

PIN: 19-04-200-056-0000  
19-04-200-055-0000

Address: 4100 S. Cicero Ave., Chicago

0008 – Cook Co, IL