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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2023 11:39 AM PG: 1 OF 6

Prepared by, recording requested by,
and after recording mail to:

Kilpatrick Townsend & Stockton LLP
Two Embarcadero Center, Suite 1900
San Francisco, CA 94111
Attn: Real Estate Finance & Capital Markets (GL)

RELEASE OF MORTGAGE AND OTHER LIENS

This Release is made by WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-P8, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-P8 (the "**Lender**"), as of the 8th day of December, 2022.

RECITALS

A. Starwood Mortgage Capital LLC, a Delaware limited liability company ("**Original Lender**") made a loan to PP P17 1, LLC, PP P17 2, LLC, PP P17 3, LLC and PP P17 4, LLC, each an Illinois limited liability company (collectively, "**Borrower**").

B. The loan is secured in part by the following instruments:

- (i) Mortgage, Assignment of Leases and Rents and Security Agreement dated as of August 23, 2017, made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded on August 24, 2017, as Document No. 1723639160 with the Cook County, Illinois Recorder's Office ("**Recorder's Office**"), as assigned pursuant to an assignment recorded on August 24, 2017, as Document No. 1723639169 in the Recorder's Office, as assigned pursuant to an assignment recorded on November 9, 2017, as Document No. 1731349111

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in the Recorder's Office, as last assigned to Lender pursuant to an assignment recorded on November 9, 2017, as Document No. 1731349113 in the Recorder's Office (the "**Mortgage**"); and

- (ii) Assignment of Leases and Rents (the "**ALR**"), executed by Borrower for the benefit of Original Lender and recorded on August 24, 2017, as Document No. 1723639163 in the Recorder's Office, as assigned pursuant to an assignment recorded on August 24, 2017, as Document No. 1723639172 in the Recorder's Office, as assigned pursuant to an assignment recorded on November 9, 2017, as Document No. 1731349112 in the Recorder's Office, as last assigned to Lender pursuant to an assignment recorded on November 9, 2017, as Document No. 1731349114 in the Recorder's Office.

C. The Mortgage encumbers the properties at the following address: 7925 S. Phillips Ave.; 7135 S. Blackstone Ave.; 1257 S. Christiana Ave.; 8040 S. Vernon Ave.; 219 E 68th St.; 1807 S. St. Louis Ave.; and 12000 S. Eggleston Ave., Chicago, Illinois (collectively, the "**Property**"), which property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference.

D. Lender now desires to release the lien of the Mortgage and the ALR on the Property.

NOW, THEREFORE, for good and valuable consideration of which the receipt and sufficiency is hereby acknowledged, Lender remises, conveys, releases and quit claims to Borrower, all of the right, title and interest it may have acquired in and to the Property by virtue of the Mortgage and the ALR, and the Mortgage and ALR are hereby terminated of record.

Notwithstanding the release of the lien of the Mortgage and the ALR from the Property as provided herein, that certain Promissory Note, dated as of August 23, 2017, in the principal amount of \$12,800,000.00 (the "**Note**"), executed by Borrower and currently held by Lender shall remain in full force and effect and is not cancelled, and all indemnities and other obligations under the Mortgage and the ALR, which, by their terms, survive a release of the lien of the Mortgage and the ALR shall remain in full force and effect and are not cancelled. The obligations of Borrower under the Note are being assumed by DHC CGCMT 17 P8 SUCCESSOR BORROWER-R, LLC, a Delaware limited liability company ("**Successor Borrower**"), pursuant to that certain Defeasance Assignment, Assumption and Release Agreement dated as of the date hereof by and among Borrower, Successor Borrower, Lender and the other parties signatory thereto.

Furthermore, notwithstanding anything to the contrary contained herein, the lien created against the Property is released in its entirety and in all respects, Lender shall have no continuing rights, interests or privileges whatsoever with respect to the Property, or any portion thereof, and Lender shall have no rights of action, foreclosure, recourse or otherwise whatsoever with respect to or against the Property, or any portion(s) thereof, from and after the date hereof, including, without limitation, arising from any purported breach or default by Borrower or its successors or assigns of any obligations that purport to have survived the release made hereby.

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[SIGNATURE PAGES FOLLOW]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 15 TO 21, BOTH INCLUSIVE, IN BLOCK 3 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 LYING NORTHEASTERLY OF RIGHT OF WAY OF BALTIMORE AND OHIO RAILROAD, IN TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 21 31 101 005

THE PROPERTY ADDRESS IS: 7923 S. PHILLIPS AVENUE, CHICAGO, ILLINOIS, 60617

PARCEL 2:

LOTS 1 AND 2 IN BLOCK 3 IN THE SUBDIVISION BY JOHN G. SHORTALL, AS TRUSTEE, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 20 26 207 001

THE PROPERTY ADDRESS IS 7135 S. BLACKSTONE AVENUE, CHICAGO, ILLINOIS 60619

PARCEL 3:

LOT 30 IN BLOCK 1 IN DOWNING, CORNING AND PRENTISS DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 4 AND OF LOT 2 IN BLOCK 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 16 23 205 027

THE PROPERTY ADDRESS IS: 1257 S. CHRISTIANA AVENUE, CHICAGO, ILLINOIS, 60623

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PARCEL 4:

LOTS 13 AND 14 IN BLOCK 9 IN CHATHAM FIELDS, BLOCKS OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 20 34 208 036

THE PROPERTY ADDRESS IS: 8040 S. VERNON AVENUE, CHICAGO, ILLINOIS 60619

PARCEL 5:

LOT 56 (EXCEPT THE WEST 6 FEET THEREOF), ALL OF LOT 57 AND THE WEST 12 FEET OF LOT 58 IN CORNELL'S SUBDIVISION OF BLOCK 11 OF L.C.P. FREER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 20 22 309 006

THE PROPERTY ADDRESS IS: 219 E. 68TH STREET, CHICAGO, ILLINOIS, 60637

PARCEL 10:

LOTS 32, 33, AND 34 IN BLOCK 3 IN LYMAN TRUMBULL'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 16 23 409 002

THE PROPERTY ADDRESS IS: 1807 S. ST. LOUIS AVENUE, CHICAGO, ILLINOIS 60623

PARCEL 11:

LOTS 1, 2 AND 3 IN BLOCK 19 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

THE PERMANENT INDEX NUMBER IS: 25 28 114 019

THE PROPERTY ADDRESS IS: 12000 S. EGGLESTON AVENUE, CHICAGO, ILLINOIS, 60628