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Doc# 2300322009 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2023 11:41 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 FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2017-C42, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C42 (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 P18 1, LLC, PP P18 2, LLC and PP P18 3, 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 November 16, 2017, made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded on December 5, 2017, as Document No. 1733942048 with the Cook County, Illinois Recorder's Office ("**Recorder's Office**"), as assigned pursuant to an assignment recorded on December 5, 2017, as Document No. 1733942054 in the Recorder's Office, as last assigned to

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Lender pursuant to an assignment recorded on February 15, 2018, as Document No. 1804612000 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 December 5, 2017, as Document No. 1733942050 with the Recorder's Office, as assigned pursuant to an assignment recorded on December 5, 2017, as Document No. 1733942056 in the Recorder's Office, as last assigned to Lender pursuant to an assignment recorded on February 15, 2018, as Document No. 1804612001 with the Recorder's Office.

C. The Mortgage encumbers the properties at the following address: 5328 W. Harrison St., Chicago, Illinois; 7034 S. Claremont Ave., Chicago, Illinois; 7701 S. Ashland Ave., Chicago, Illinois; 7800 S. Morgan St., Chicago, Illinois; 7823 S. Euclid Ave., Chicago, Illinois; 7927 S. Ellis Ave., Chicago, Illinois; and 7938 S. Hermitage 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 November 16, 2017, in the principal amount of \$8,500,000.00 (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 WFCM 17 C42 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

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assigns of any obligations that purport to have survived the release made hereby.

[SIGNATURE PAGES FOLLOW]

Property
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387
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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IN WITNESS WHEREOF, Lender has executed this Release to be effective as of the date above first written.

LENDER:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2017-C42, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C42

By: Wells Fargo Bank, N.A., a national banking association, as master servicer

By: Tisha Caldwell
Name: Tisha Caldwell
Title: Associate

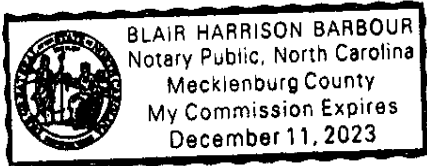
STATE OF NORTH CAROLINA)
)ss
COUNTY OF MECKLENBURG)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Tisha Caldwell an Associate of Wells Fargo Bank, N.A., a national banking association, as master servicer for WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2017 C42, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C42, 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/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal and in my presence signed and sealed the same this 22 day of November, 2022.

Blair Harrison Barbour
Notary Public

[SEAL]



Print Name: Blair Harrison Barbour

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4:

THE WEST 1/2 OF LOT 4, ALL OF LOT 5, 6 AND 7 IN FISCHER AND EHRLICHER'S SUBDIVISION OF LOT 111 (EXCEPT THAT PART THEREOF TAKEN FOR CONGRESS STREET) IN SCHOOL TRUSTEES' SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 5328 W. HARRISON STREET, CHICAGO, ILLINOIS 60644
PERMANENT INDEX NUMBER: 16 16 121 051

PARCEL 8:

LOTS 89 AND 90 IN ENGLEWOOD ON THE HILL 3RD ADDITION A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. —

FOR INFORMATION ONLY: - - - - -

PROPERTY ADDRESS: 7034-7036 S. CLAREMONT AVENUE, CHICAGO, ILLINOIS 60636
PERMANENT INDEX NUMBER: 20 19 331 053

PARCEL 9:

LOTS 48, 49, 50 AND 51 IN OWEN R. TRAYNER'S SUBDIVISION OF BLOCK 31 IN JONES' SUBDIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 7701-7709 S. ASHLAND AVENUE, CHICAGO, ILLINOIS 60620
PERMANENT INDEX NUMBER: 20 29 311 001

PARCEL 11:

LOTS 1, 2 AND 3 IN BLOCK 28 IN AUBURN ON THE HILL, BEING HART'S SUBDIVISION OF BLOCKS 27 AND 28 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 99 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 7800 S. MORGAN STREET, CHICAGO, ILLINOIS 60620

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PERMANENT INDEX NUMBER: 20 29 427 016

PARCEL 12:

LOT 35 IN BLOCK 32 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, AND 26 TO 32 INCLUSIVE IN JAMES STINSON'S SUBDIVISION OF THE EAST GRAND CROSSING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 7823 S. EUCLID AVENUE, CHICAGO, ILLINOIS 60649

PERMANENT INDEX NUMBER: 20 25 331 008

PARCEL 13:

LOTS 35 AND 36 IN BLOCK 111 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/4 OF SECTION 26 AND PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 7927-29 S. ELLIS AVENUE, CHICAGO, ILLINOIS 60619

PERMANENT INDEX NUMBER: 20 35 104 007 AND 20 35 104 006

PARCEL 14:

LOT 9 IN RESUBDIVISION OF LOTS 12 TO 46 IN BLOCK 4 IN AUBURN HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PROPERTY ADDRESS: 7938 S. HERMITAGE AVENUE, CHICAGO, ILLINOIS 60620

PERMANENT INDEX NUMBER: 20 31 204 026