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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 01:07 PM PG: 1 OF 4

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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I TRUST 2018-H4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-H4 (the "Lender"), as of the 8<sup>th</sup> day of December, 2022.

## RECITALS

A. Starwood Mortgage Capital LLC, a Delaware limited liability company ("Original Lender") made a loan to PP P22 1, LLC, PP P22 2, LLC, and PP P22 3, LLC, each an Illinois limited liability company (collectively, "Borrower").

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

- (i) Mortgage and Security Agreement dated as of November 1, 2018, made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded November 5, 2018, with the Cook County, Illinois Recorder's Office ("Recorder's Office") as Document No. 1830906153, as assigned pursuant to an assignment recorded as Document No. 1830906156, as assigned pursuant to an assignment recorded as Document No. 1913049137, as assigned to the Lender pursuant to an assignment recorded as Document No. 1913049139 in the Recorder's Office (the "Mortgage");

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- (ii) Assignment of Leases and Rents (the "ALR"), executed by Borrower for the benefit of Original Lender and recorded on November 5, 2018 as Document No. 1830906154 with the Recorder's Office, as assigned pursuant to an assignment recorded as Document No. 1830906157, as assigned pursuant to an assignment recorded as Document No. 1913049138, as assigned to the Lender pursuant to an assignment recorded on September 6, 2017 as Document No. 1913049140 with the Recorder's Office.

C. The Mortgage encumbers the properties at the following addresses: 6033 S. Vernon Avenue, Chicago, Illinois and 8440 S. Drexel, Chicago, Illinois (collectively, the "Property"), which the properties are legally described in Exhibit A attached hereto and incorporated herein by this reference.

D. Lender now desires to release the lien of the Mortgage 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 Mortgage and ALR are hereby terminated of record.

Notwithstanding the release of the lien of the Mortgage and ALR from the Property as provided herein, that certain Promissory Note in the principal amount of \$18,945,000.00 (the "Note"), from 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 ALR, which, by their terms, survive a release of the lien of the Mortgage and ALR shall remain in full force and effect and are not cancelled. The obligations of Borrower under the Note are being assumed by DHC MSC 18 H4 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.

[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, Lender has executed this Release to be effective as of the date above first written.

**LENDER:**

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I TRUST 2018-H4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-H4

By: Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer

By: [Signature]  
Name: Wm. Dugger Schwartz  
Title: Senior Vice President  
Servicing Officer

STATE OF KANSAS )  
 ) §  
COUNTY OF JOHNSON )

Before me, a Notary Public in and for said County and State, personally appeared W. Dugger Schwartz being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by W. Dugger Schwartz, the SVP of Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer, acting on behalf of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I TRUST 2018-H4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-H4, in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 28 day of Nov, 2021.

[SEAL]



Katrina Garrard  
Notary Public  
Printed: Katrina Garrard

**EXHIBIT A**

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## Legal Description

### Parcel 20

Lots 17 and 18 in Block 2 in John J. Mitchell's South Park Subdivision of Blocks 9, 10 and 11 in Maher's Subdivision of the South East 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

For information only:

Property Address: 6033-35- S. Vernon, Chicago IL 60637

Permanent Index Number: 20-15-402-008-0000

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### Parcel 14

Lots 17 and 18 in Block 1 in Ashton Subdivision of the West 30 acres of the South 60 acres of the West 1/2 of the Southwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

For information only:

Property Address: 8440-42 S. Grovel Avenue, Chicago

60619 Permanent Index Number: 20-35-205-038-0000

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