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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 01:11 PM PG: 1 OF 6

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

Kilpatrick Townsend & Stockton LLP  
Two Embarcadero Center, Suite 1700  
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 THE BENEFIT OF THE REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES TRUST 2017-JP5, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-JP5 (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 P15 1, LLC, PP P15 2, LLC, and PP P15 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 December 21, 2016, made by Borrower, as mortgagor, in favor of Original Lender, as mortgagee, and recorded December 28, 2016, with the Cook County, Illinois Recorder's Office ("Recorder's Office") as Document No. 1636312071, as assigned pursuant to an assignment recorded as Document No. 1636312078, as assigned pursuant to an assignment recorded as Document No. 1705242008, as further assigned pursuant to an assignment recorded as Document No. 1716408098, as assigned to the Lender pursuant to an assignment recorded as Document No. 1716408100 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 December 28, 2016 as Document No. 1636312074 with the Recorder's Office, as assigned pursuant to an assignment recorded as Document No. 1636312080, as assigned pursuant to an assignment recorded as Document No. 1705242011, as further assigned pursuant to an assignment recorded as Document No. 1716408099, as assigned to the Lender pursuant to an assignment recorded on June 13, 2017 as Document No. 1716408101 with the Recorder's Office.

C. The Mortgage encumbers the properties at the following addresses: 7653 S Loomis Blvd., Chicago, Illinois; 1236 S Lawndale Ave., Chicago, Illinois; 8201 S. Drexel Ave., Chicago, Illinois; 11932 S. Stewart Ave., Chicago, Illinois; 6715 S. Dorchester Ave., Chicago, Illinois; 2062 W 135th Pl., Blue Island, Illinois; 2066 W 135th Pl., Blue Island, Illinois; 10 W 137th St., Riverdale, 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 \$9,000,000.00 (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 JPMCC 17 JP5 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 THE BENEFIT OF THE REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES TRUST 2017-JP5, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-JP5

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

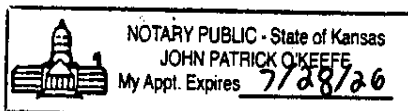
By:   
 Name: Wm. Dugger Schwartz  
 Title: Senior Vice President  
 Servicing Officer

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 THE BENEFIT OF THE REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES TRUST 2017-JP5, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-JP5, in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 28 day of Nov, 2022.

[SEAL]



Pat O'Keefe  
 Notary Public  
 Printed: John Patrick O'Keefe

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 7:

LOT 13 IN BRANSFIELD'S AND MCFARLANDS SUBDIVISION OF BLOCK 23 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:

PERMANENT INDEX NUMBER: 20 29 308 008  
7653-55 S. LOOMIS BOULEVARD, CHICAGO, ILLINOIS, 60620

PARCEL 8:

LOT 46 (EXCEPT THE SOUTH 5 FEET, 10 1/2 INCHES) IN BLOCK 137 IN CORNELL IN THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY

PERMANENT INDEX NUMBER: 20 35 122 001  
8201 S. DREXEL AVENUE, CHICAGO, ILLINOIS, 60619

PARCEL 9:

LOTS 14, 15 AND 16 IN BLOCK 5 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, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER: 25 28 107 031  
11932-36 S. STEWART AVENUE, CHICAGO, ILLINOIS, 60628

PARCEL 12:

LOT 32 (EXCEPT THE SOUTH 2 FEET THEREOF) AND ALL OF LOT 33 IN BLOCK 1 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER 16 23 104 028  
1236 S. LAWDALE AVENUE, CHICAGO, ILLINOIS, 60623

PARCEL 13:

THE WEST 48.66 FEET OF THE EAST 165.33 FEET OF LOT 2 (EXCEPT THE NORTH 99 FEET THEREOF) IN PETER ENGLAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER: 29 06 102 042  
2062 W. 135TH PLACE, BLUE ISLAND, ILLINOIS, 60406

PARCEL 14:

THE WEST 48.67 FEET OF THE EAST 214 FEET OF LOT 2 (EXCEPT THE NORTH 99 FEET THEREOF) IN PETER ENGLAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER 29 06 102 044  
2066 W. 135TH PLACE, BLUE ISLAND, ILLINOIS 60406

PARCEL 15:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "Y" THERETO ATTACHED DATED APRIL 22, 1965 AND RECORDED APRIL 27, 1965 AS DOCUMENT NUMBER 19446971, MADE BY SKYVIEW BUILDING CORPORATION, AN ILLINOIS CORPORATION AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 24, 1965 AS DOCUMENT NUMBER 19597241, FOR THE BENEFIT OF PARCEL 13 AND 14 AFORESAID FOR INGRESS AND EGRESS.

PARCEL 16:

LOTS 24 AND 25 IN BLOCK 4 IN BASS' SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NUMBER: 20 23 402 023  
6715 S. DORCHESTER AVENUE, CHICAGO, ILLINOIS 60637

PARCEL 17:

LOTS 1 AND 2 IN BLOCK 20 IN RIVERDALE, BEING SCHMIDT'S SUBDIVISION IN SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER: 25 33 408 001  
10 W. 137TH STREET, RIVERDALE, ILLINOIS 60827