

UNOFFICIAL COPY

Doc#: 2304506311 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 03:20 PM Pg: 1 of 4

RECORDING REQUESTED BY:

Latham & Watkins LLP

**THIS DOCUMENT WAS PREPARED BY
AND WHEN RECORDED MAIL TO:**

Latham & Watkins LLP
1271 Avenue of the Americas
New York, New York 10020
Attn: Karen D. Ritter, Esq.

Location: 9545 Ogden Avenue

Municipality: Brookfield

County: Cook

State: Illinois

Permanent Index Number: 18-03-113-075-0000

Space above this line for recorder's use only

RELEASE OF LEASEHOLD MORTGAGE

This RELEASE OF LEASEHOLD MORTGAGE (this "**Release**") is executed as of February 8, 2023 by **CAPITAL ONE, NATIONAL ASSOCIATION**, a national association, as beneficiary and secured party, in its capacity as Administrative Agent and Collateral Agent for the Lenders (as defined in the Credit Agreement [defined below]) ("**Beneficiary**"). All capitalized terms not defined herein shall have the respective meanings set forth in the Leasehold Mortgage (defined below).

RECITALS

A. True Blue Car Wash, LLC, a Delaware limited liability company ("**Borrower**") is the Borrower under that certain Credit Agreement dated October 17, 2019, by and among the Borrower, True Blue Investment Holdings, LLC, a Delaware limited liability company, the other Guarantors from time to time party thereto, the Lenders from time to time party thereto, WhiteHorse Capital Management, LLC, as AAL Last Out Representative, and the Beneficiary (as amended, the "**Credit Agreement**").

B. All indebtedness, obligations and liabilities of Borrower under or in connection with the Credit Agreement are secured by, among other security, that certain Leasehold Mortgage,

UNOFFICIAL COPY

Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing (the "**Leasehold Mortgage**") dated March 9, 2022 and recorded as Document Number 2207655106 in the Official Public Records of Cook County, Illinois. The Leasehold Mortgage encumbers the real property more particularly described on Exhibit A attached hereto and made a part hereof and other Property described therein.

C. Beneficiary desires to execute this Release for purposes of releasing the liens, security interests, and other rights arising under the Leasehold Mortgage and terminating the Leasehold Mortgage.

RELEASE:

For good and valuable consideration, the receipt and legal sufficiency of which are acknowledged, Beneficiary hereby RELEASES AND DISCHARGES the Property from the lien and effect of the Leasehold Mortgage and hereby consents to and authorizes the discharge, termination and release of the Leasehold Mortgage of record and all rights, titles, interests, liens and security interests held by Trustee and the Beneficiary under the Leasehold Mortgage. The Leasehold Mortgage is hereby terminated and of no further force and effect. This Release shall also act as a termination of any financing statements evidencing the liens, security interests or other rights arising under or pursuant to the Leasehold Mortgage, if any. The releases described herein are full (and not partial).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

UNOFFICIAL COPY

Witness the due execution hereof as of the date first written above.

BENEFICIARY:

CAPITAL ONE, NATIONAL ASSOCIATION,
as Administrative Agent and Collateral Agent for the
Lenders

By: Kelly Fournier
Name: Kelly Fournier
Title: Duly Authorized Signatory

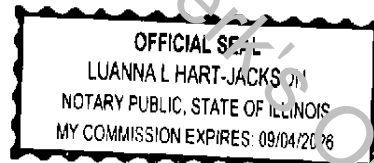
STATE OF Illinois

COUNTY OF Cook

S
S
S
S

The foregoing instrument was acknowledged before me this 7th day of February,
2023, by Kelly Fournier, as Duly Authorized Signatory of Capital One, National
Association, a national banking association, on behalf of said national banking association.

Luanna L. Hart-Jackson
Notary Public



UNOFFICIAL COPY

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Permanent Index Number: 18-03-113-075-0000

Property Address: 9545 Ogden Avenue, Brookfield, Illinois 60513

Legal Description:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN STEINBACK'S ADDITION TO WEST GROSSDALE, BEING A SUBDIVISION OF THE NORTH 1096.95 FEET OF THE WEST 333.4 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF OGDEN AVENUE IN COOK COUNTY, ILLINOIS.