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Karen A. Yarbrough
Cook County Clerk
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Record and Return to:

TitleVest Agency, LLC

110 East 42nd Street, 10th Floor

New York, NY 10017

Beneficial Interest Transfer

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PREPARED BY:
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UPON RECORDING RETURN TO:
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101 Park Avenue, 20th Floor
New York, NY 10178
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PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Partial Release"), is made effective as of September 30, 2020, by METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation, having an address at c/o MetLife Investment Management, LLC, One MetLife Way, Whippany, New Jersey 07981 (together with its successors and/or assigns, "Mortgagee").

WITNESSETH:

A. Pursuant to that certain Loan Agreement, dated as of December 13, 2019, (the "Loan Agreement"), by and between DB MIM I LLC, a Delaware limited liability company, having an address at 27 N. Wacker Dr., Ste. 435, Chicago, Illinois 60606 as mortgagor (the "Mortgagor") and Mortgagee, Mortgagee agreed to make a loan (the "Loan") to Mortgagor in the initial principal sum of FORTY-SEVEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$47,500,000.00). Capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Loan Agreement.

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B. To secure the payment, fulfillment and performance by Mortgagor of its obligations under the Loan Agreement and the other Loan Documents (as defined in the Loan Agreement), Mortgagor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING dated December 10, 2019 ("Mortgage") and recorded as of **August 20, 2020**, as Document No. **2023334065** and Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture filing recorded February 24, 2021 as Document No. **2105519005** recorded in the records of Cook County, IL (the "Official Records"), which Mortgage encumbers, among other things, the real property described in Exhibit A attached hereto (the "Released Property") NOW, THEREFORE, in consideration of the above premises and the agreements set forth in this Partial Release and the Loan Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **Partial Release.** Mortgagee has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to Mortgagor all the right, title, interest, claim or demand which Mortgagee has or may have had in and to the Released Property described in Exhibit A attached hereto and made a part hereof, together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging. The release, conveyance, and quitclaim of the Released Property hereunder is a partial release, given for the purpose of releasing any and all right, title, claim and interest which Mortgagee has or may have had in and to the Released Property by virtue of the Mortgage, to have and to hold the said described premises unto Mortgagor, so that neither Mortgagee nor any other person or persons claiming under Mortgagee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

AS TO THE REMAINING PROPERTY SUBJECT TO THE MORTGAGE, THE MORTGAGE, THE LOAN AGREEMENT, AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION THEREWITH SHALL REMAIN IN FULL FORCE AND EFFECT.

2. **Continued Force and Effect.** The Mortgage is hereby ratified and confirmed and all the terms, covenants and conditions and agreements contained therein shall stand and remain unchanged and in full force and effect, except as the same are specifically modified and/or released hereby. This Partial Release shall be binding upon and inure to the benefit of the parties referenced herein and their respective successors and assigns.

3. **Counterparts.** This Partial Release may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

4. **Governing Law.** This Partial Release shall be governed in accordance with the applicable laws set forth in Article 12 of the Mortgage.

[signature pages follow]

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EXHIBIT A

1231 Barbara Ln 32-19-218-006-0000

LOT 6 IN BLOCK 7 IN LINCOLN HIGHLANDS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 514.25 FEET OF THE NORTH 3/4 OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION AND EXCEPT THAT PART OF THE NORTH 993.79 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION WHICH LIES WEST OF THE EAST 682.25 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION) ALL IN COOK COUNTY, ILLINOIS.

16749 Butterfield Drive 28-26-106-033-0000

LOT 25 IN J. E. MERRION'S NOB HILL ADDITION COUNTRY CLUB HILLS SUBDIVISION OF LOTS 22 TO 75 INCLUSIVE, LOTS 104 TO 132 INCLUSIVE, LOTS 157 TO 186 INCLUSIVE AND LOTS 208 TO 223 INCLUSIVE TOGETHER WITH VACATED STREETS ALL IN J. E. MERRION'S COUNTRY CLUB HILLS SIXTH ADDITION, A SUBDIVISION OF PART OF THE WEST 3/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

251 West 10th Street 32-17-307-063-0000

LOT 10 (EXCEPT THE WEST 50 FEET THEREOF) AND THE WEST 50 FEET OF LOT 11 IN BLOCK 1 IN MACKLER HIGHLANDS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16913 Sunset Ridge Drive 28-26-110-033-0000

LOT 50 IN J.E. MERRION'S SECOND NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF CERTAIN LOTS AND VACATED STREETS IN J.E. MERRION'S COUNTRY CLUB HILLS SIXTH ADDITION AND LOT "B" IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS ALL IN THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

18636 Keeler Avenue 31-03-205-003-0000

LOT 28 IN TIERRA GRANDE UNIT NO. 4, PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17771 Devon Dr 28-35-107-024-0000

LOT 257 IN BLOCK 26 IN WINSTON PARK UNIT 5, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.