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Doc# 2309457030 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/04/2023 11:56 AM PG: 1 OF 6

THIS DOCUMENT WAS PREPARED BY,
AND AFTER RECORDING, RETURN TO:

Greenberg Traurig, PA
401 East Las Olas Boulevard
Suite 2000
Fort Lauderdale, Florida 33301
Attn: Stephen F. Katz, Esq.

435N MICHAEL
NH 10F1

This space for Recorder's use only.

**PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT AND FIXTURE FILING**

KNOW ALL MEN BY THESE PRESENTS that as of March 24, 2023, PCRED II HOLDING XV LLC, a Delaware limited liability company, PIF ONSHORE XXXI LP, a Delaware limited partnership, and PCRED LENDING XVII LLC, a Delaware limited liability company (collectively, together with their respective successors and assigns, "Mortgage"), the owner and holder of that certain mortgage more particularly described on Exhibit "A" attached hereto (collectively, the "Mortgage"), securing certain obligations more fully described therein, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby releases from the lien and operation of the Mortgage that certain real property more particularly described on Exhibit "B" attached hereto (the "Released Property").

Notwithstanding the foregoing, nothing herein contained shall in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage on any other property encumbered or otherwise affected by the Mortgage other than the Released Property, or in any way affect, alter or diminish any of the rights or remedies of the holder thereof. The terms and conditions contained in the Mortgage continue unmodified in full force and effect against the property remaining, as described herein and as ratified and confirmed hereby.

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IN WITNESS WHEREOF, Mortgagee has executed this Partial Release of Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing as of the day and year first above written.

MORTGAGEE:

PCRED II HOLDING XV LLC,
a Delaware limited liability company

By: 

Name: Devin Chen

Title: Authorized Person

NOTARY ACKNOWLEDGMENT

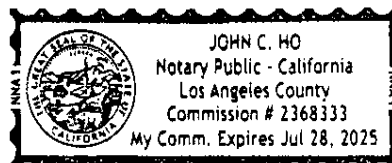
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

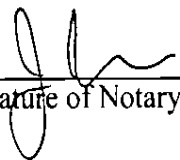
STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

On March 31, 2023, before me, John C. Ho, a Notary Public, personally appeared Devin Chen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Signature of Notary

[Notary Seal]

Tribune Tower - Signature Page to Partial Release of Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing

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PIF ONSHORE XXXI LP,
a Delaware limited partnership

By: Pacific Investment Management Company LLC,
its investment manager

By: 
Name: Devin Chen
Title: Executive Vice President

NOTARY ACKNOWLEDGMENT

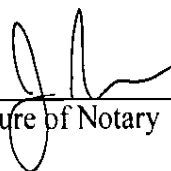
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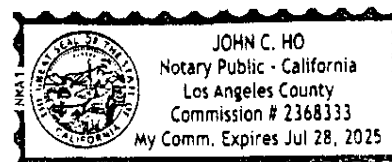
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Signature of Notary



[Notary Seal]

Tribune Tower - Signature Page to Partial Release of Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing

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PCRED LENDING XVII LLC,
a Delaware limited liability company

By: _____

Name: Devin Chen
Title: Authorized Person

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA)

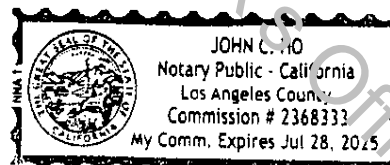
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary _____



[Notary Seal]

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EXHIBIT "A"

MORTGAGE

Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated July 8, 2022, made by TRIBUNE TOWER WEST (CHICAGO) OWNER, LLC, a Delaware limited liability company, TRIBUNE TOWER COMMERCIAL NORTH (CHICAGO) OWNER, LLC, a Delaware limited liability company, and TRIBUNE TOWER COMMERCIAL SOUTH (CHICAGO) OWNER, LLC, a Delaware limited liability company (collectively, "Mortgagor"), for the benefit of Mortgagee, recorded July 19, 2022, as Document No. 2220015012, with the Cook County Recorder of Deeds, State of Illinois, as amended by First Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated August 29, 2022, recorded August 30, 2022, as Document No. 2224225001.

EXHIBIT A

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EXHIBIT "B"

RELEASED PROPERTY

Order No.: 435NMICH502NC

For APN/Parcel ID(s): 17-10-130-017-0000, 17-10-130-018-0000, 17-10-130-019-0000 and
17-10-130-020-0000

PARCEL 1:

UNIT NUMBER 502 AND PARKING UNITS P94 AND P96 IN THE 435 NORTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF BLOCKS 7 AND 9 IN KINZIE'S ADDITION TO CHICAGO, INCLUDING THEREIN THE EAST AND WEST ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 8011744, ALSO INCLUDING THAT PART OF NORTH MICHIGAN AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 8048532, AND PART OF VACATED NORTH ST. CLAIR STREET LYING EAST AND ADJACENT TO THE EAST LINE OF SAID BLOCK 9 AND THAT PART OF VACATED EAST HUBBARD STREET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF SAID BLOCK 9 AND ALSO THAT PART OF VACATED EAST HUBBARD STREET, VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 17589493, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 435 NORTH MICHIGAN AVENUE CONDOMINIUM RECORDED JUNE 30, 2021 AS DOCUMENT NUMBER 2118122014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-113 BEING A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 30, 2021 AS DOCUMENT NUMBER 2118122014.

Common Address: 435 N. Michigan Ave., Unit 502, Chicago, IL 60611

New PINs: 17-10-130-023-1205
17-10-130-023-1207

EXHIBIT B