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Doc#: 2310713291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/17/2023 11:54 AM Pg: 1 of 4

PREPARED BY:

Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112
Attn: Jason Lee

UPON RECORDING RETURN TO:

Midland Loan Services
10851 Mastin, Suite 700
Overland Park, KS 66210
Attn: Vershaune M. Roscoe

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

KNOW ALL MEN BY THESE PRESENTS, that a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 26, 2015, made by **CMAG INVESTMENTS, LLC**, an Illinois limited liability company (the "Mortgagor"), to **B2R FINANCE L.P.**, a Delaware limited partnership (the "Original Mortgage"), and recorded March 13, 2015, as Document Number 1507239038 in the office of the Recorder of Deeds of Cook County, in the State of Illinois (the "County Recorder"), which Mortgage was subsequently assigned by Original Mortgagee to **B2R REPO SELLER 1 L.P.**, a Delaware limited partnership, by that certain Assignment of Security Instrument dated as of February 26, 2015 and recorded with the County Recorder on June 30, 2015, as Document No. 1518115043; as further assigned by **B2R Repo Seller 1 L.P.**, a Delaware limited partnership, to **B2R FINANCE L.P.**, a Delaware limited partnership, by that certain Assignment of Security Instrument dated as of April 22, 2015, and recorded with the County Recorder on August 19, 2015, as Document No. 1523115000; as further assigned by **B2R Finance L.P.**, a Delaware limited partnership, to **WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES** ("Mortgagee"), by that certain Assignment of Security Instrument dated as of April 22, 2015, and recorded with the County Recorder on August 19, 2015, as Document No. 1523115001 (as amended, increased, renewed, extended, spread, consolidated, severed, restated, or otherwise changed from time to time, collectively, the "Mortgage"), has been remised, released, quit-claimed, exonerated and discharged by Mortgagee in part, and by these presents Mortgagee does

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hereby remise, release, quit-claim, exonerate, and discharge unto the Mortgagor, its successors and assigns, a portion of the Property (as such term is defined in the Mortgage), as such portion is described in Exhibit A attached hereto and hereby made a part hereof (the "Released Premises"), to hold the same, with the appurtenances, unto the Mortgagor, its successors and assigns, forever freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, with respect to the Released Premises; provided however, that this partial release is made without representation or warranty by Mortgagee, and nothing herein contained shall in anywise affect, alter or diminish the lien or encumbrance of the aforesaid Mortgage on the remaining part of Property or the liens of any mortgage or deed of trust encumbering any other properties securing the obligations secured by the Mortgage, or the remedies at law for recovering thereout or against the Mortgagor, its successors or assigns, the principal sum, with interest, secured by said Mortgage.

Legal Description of Released Premises:

See Exhibit A attached hereto.

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE]

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IN WITNESS WHEREOF, Mortgagee has signed and sealed this Partial Release, the day and year above written.

MORTGAGEE:

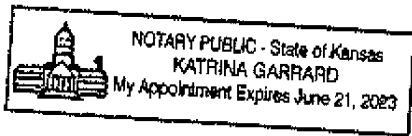
**WILMINGTON TRUST, NATIONAL
ASSOCIATION, FOR THE BENEFIT OF THE
HOLDERS OF B2R MORTGAGE TRUST 2015-
1 MORTGAGE PASS-THROUGH
CERTIFICATES**

By: Midland Loan Services, a Division of PNC Bank,
National Association, its Master Servicer and Attorney-
in-Fact

By: Andrea S Helm
Name: Andrea Helm
Title: Senior Vice President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on March 22nd, 2023, by Andrea S. Helm, as SVP of Midland Loan Services, a division of PNC Bank, National Association, the Master Servicer and Attorney-in-Fact for WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES.



Kathina Garrard
Print Name: Kathina Garrard
Notary Public in and for said
County and State

My Appointment Expires:

06/21/23

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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PREMISES

Address : 1333 Buffalo Ave., Calumet City, Cook, IL, 60409
Parcel Identification Number : 30-19-215-009-0000
Client Code : 15030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS LOT 9 IN BLOCK 4 IN HOOVER SCHOOL ADDITION, A SUBDIVISION OF PART OF THE EAST 646.72 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MICHIGAN CITY ROAD (SCHRUM ROAD) IN COOK COUNTY, ILLINOIS.

PROPERTY of Cook County Clerk's Office