



Doc# 2322715037 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/15/2023 01:55 PM PG: 1 OF 5

This instrument prepared by and  
after recording return to:

Riemer & Braunstein LLP  
100 Cambridge Street  
Boston, Massachusetts 02114  
Attention: Kevin J. Lyons, Esq.

2300.261906

PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS  
(this "Partial Release")

Dated as of August 2, 2023

CITIZENS BANK, NATIONAL ASSOCIATION, a national banking association ("Agent"), on behalf of certain Lenders, is the holder of (a) that certain Mortgage, Security Agreement and Fixture Filing dated as of December 20, 2019, by Mortgagor to Agent, on behalf of the Lenders, recorded on January 8, 2020, as Document No. 2000822076 in the Official Records of Cook County, Illinois (the "Official Records"), as amended by that certain First Amendment to Mortgage, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases and Rents dated as of January 6, 2023, recorded on January 12, 2023, as Document No. 2301245054 in the Official Records, as further amended by that certain Second Amendment to Mortgage, Security Agreement and Fixture Filing and Second Amendment to Assignment of Leases and Rents dated as of June 1, 2023, recorded on June 8, 2023, as Document No. 2315922041 in the Official Records, as further amended by that certain Partial Release of Mortgage and Assignment of Leases and Rents dated as of June 1, 2023, recorded on June 8, 2023, as Document No. 2315922042 in the Official Records (collectively, the "Mortgage") and (b) that certain that certain Assignment of Leases and Rents dated as of December 20, 2019, by Assignor to Agent, on behalf of the Lenders, recorded on January 8, 2020, as Document No. 2000822077 in the Official Records, as amended by that certain First Amendment to Mortgage, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases and Rents dated as of January 6, 2023, recorded on January 12, 2023, as Document No. 2301245054 in the Official Records, as further amended by that certain Second Amendment to Mortgage, Security Agreement and Fixture Filing and Second Amendment to Assignment of Leases and Rents dated as of June 1, 2023, recorded on June 8, 2023, as Document No. 2315922041 in the Official Records, as further amended by that certain Partial Release of Mortgage and Assignment of Leases and Rents dated as of June 1, 2023, recorded on June 8, 2023, as Document No. 2315922042 in the Official Records (collectively, the "Assignment of Leases"), for Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby releases and discharges the property described on Schedule A attached hereto (the "Released Property") from the lien of the Mortgage and the Assignment of Leases, holding and retaining the lien thereof with respect to the property described on Schedule B attached hereto (the "Remaining Property").

# UNOFFICIAL COPY

This Partial Release shall only release the Released Property described on Schedule A, and nothing contained herein shall limit, modify, effect or impair the rights of Lender to continue to hold the Remaining Property described on Schedule B for the obligations secured by the Mortgage and the Assignment of Leases and, with regard to the Remaining Property, shall not in any way affect or impair any of Lender's rights contained in the Mortgage or the Assignment of Leases.

[Remainder of page intentionally left blank]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Partial Release has been executed by the undersigned as of the date first written above.

**AGENT:**

**CITIZENS BANK, NATIONAL ASSOCIATION**, a national banking association

By: *Nan E. Delahunt*

Name: Nan E. Delahunt

Title: Vice President

STATE OF OHIO

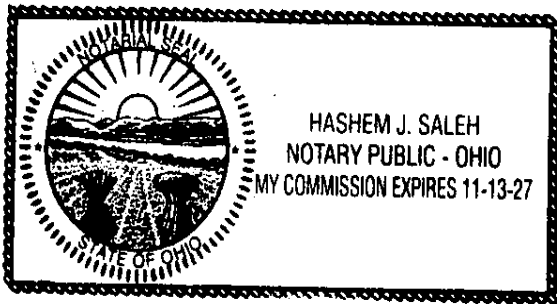
COUNTY OF CUYAHOGA

On 7/28, 2023, before me, *Hashem Saleh*, personally appeared Nan E. Delahunt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* (Seal)



# UNOFFICIAL COPY

## Schedule A

### Released Property Legal Description

LOT 3 IN WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN WOODFIELD PLAZA SHOPPING CENTER SUBDIVISION RECORDED AS DOCUMENT 92902097, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 2023 AS DOCUMENT NUMBER 2314334039, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: Part of 07-11-304-008-0000

Commonly Known As: 590 Golf Road, Schaumburg, Illinois 60173

# UNOFFICIAL COPY

## Schedule B

### Remaining Property Legal Description

LOT 1 IN WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN WOODFIELD PLAZA SHOPPING CENTER SUBDIVISION RECORDED AS DOCUMENT 92902097, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 2023 AS DOCUMENT NUMBER 2314334039, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: Part of 07-11-304-008-0000

Commonly Known As: 500-580 E. Golf Road, Schaumburg, Illinois 60173