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Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 03:20 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Carrie Mae Brosius, Esq.
Vorys, Sater, Seymour and Pease LLP
200 Public Square, Suite 1400
Cleveland, Ohio 44114

This Release of Mortgage prepared by:

Sean P. Byrne, Esq. (ARDC #6242625)
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215

FOR RECORDER'S USE ONLY

ASSIGNMENT OF OPEN-END MORTGAGE AND SECURITY AGREEMENT

This Assignment of Open-End Mortgage and Security Agreement (this "Assignment") is being executed and delivered by FIRST FINANCIAL BANK, an Ohio state chartered bank ("Assignor") to WEST RIDGE GB, LLC, an Illinois limited liability company ("Assignee") with an address at 6039 N. Bernard, Chicago, Illinois 60659 pursuant to, and in furtherance of the arrangements provided for in, that certain Loan Purchase and Sale Agreement by and between Assignor, as Seller, and Assignee, as Purchaser, dated as of August 24, 2023 (as amended and/or assigned from time to time, the "Agreement").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, transfers and assigns to Assignee, in respect of the Loans (as defined in the Agreement), that certain Open-End Mortgage and Security Agreement made and executed by WEST RIDGE PROPCO, LLC, an Illinois limited liability company, in favor of Assignor, dated January 31, 2020 and filed for record on March 12, 2020 with the Recorder of Cook County, Illinois, as Document No. 2007240037, as amended by that certain (i) Amendment of Open-End Mortgage and Security Agreement dated March 27, 2020 and filed for record on April 8, 2020 with the Recorder of Cook County, Illinois, as Document No. 2009920304, and (ii) Second Amendment of Open-End Mortgage and Security Agreement dated July 16, 2020 and

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filed for record on November 19, 2020 with the Recorder of Cook County, Illinois, as Document No. 2032417097 (together, as amended, restated, modified or supplemented an in effect from time to time, the “Mortgage”) with respect to that certain real property identified on Exhibit A attached hereto, without recourse, representation or warranty, except as provided for in the Agreement.

THE SALES, TRANSFERS AND ASSIGNMENTS PROVIDED FOR HEREIN ARE EXPRESSLY SUBJECT, IN ALL RESPECTS, TO THE TERMS AND PROVISIONS OF THE AGREEMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

This Assignment shall be governed by, and construed in accordance with, the laws of the State of Ohio.

IN WITNESS WHEREOF, Assignor has executed this Assignment effective as of August 31, 2023.

[Signature Page Follows]

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FIRST FINANCIAL BANK, an Ohio state chartered bank

By: [Signature]
Name: Lucas J. Barnett
Title: Senior Vice President

STATE OF Michigan)
COUNTY OF Oakland) SS

I, Marinde Vjerdha, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Lucas J. Barnett, the Authorized Representative of First Financial Bank, an Ohio state chartered bank, who is the Senior Vice President of First Financial Bank, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in persona and acknowledged that he/she signed and delivered said instrument as his/her own free voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, as of this 29 day of August, 2023.



[Signature]
Notary Public

Marinde Vjerdha
(Type or Print Name)

My Commission expires: May 23, 2028

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF LOT 2 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF RIDGE ROAD AND EAST OF THE WEST 552 FEET OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 6 AND 7 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, 106.0 FEET; THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 7, 48.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 95.36 FEET OF SAID LOT 6; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 6, 90.62 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 6 AND 7, 51.24 FEET TO THE PLACE OF BEGINNING IN JOHN BECKER'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6450 North Ridge Boulevard, Chicago, IL 60626

Tax Numbers: 11-31-401-068-0000

11-31-401-088-0000

Proposed by Cook County Clerk's Office