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Cook County Clerk
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Permanent Tax Index Numbers:

17-09-423-085-0000
17-09-423-094-0000
17-09-423-095-0000
17-09-423-096-0000
17-09-423-097-0000

Property Address:

Suite 310
55 W. Wacker Drive
Chicago, IL 60601

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**PARTIAL RELEASE OF MORTGAGE, SECURITY AGREEMENT AND FINANCING
STATEMENT, ASSIGNMENT OF RENTS, LEASES AND PROFITS AND RENTS, AND
COLLATERAL ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE**

The undersigned, **FIRSTTRUST BANK**, a Pennsylvania savings institution ("Lender"), with an office at 15 E. Ridge Pike, Conshohocken, Pennsylvania 19428 hereby certifies that, with respect to the Released Parcels (as defined below), the Mortgage Documents (as defined below) by and between Lender, 55 WACKER UPPER, LLC, an Illinois limited liability company ("55 Wacker Upper"), and 55 WACKER UPPER 2, LLC, an Illinois limited liability company ("55 Wacker Upper 2"), and together with 55 Wacker Upper, ("Borrower") together with the debt secured by the Mortgage Documents have been fully paid, satisfied, released, and discharged, but only as it relates to the Released Parcels (as such term is defined below). As used herein, the "Mortgage Documents" are collectively defined as follows:

1. That certain Mortgage, Security Agreement and Financing Statement given by Borrower and a related party in favor of Lender, dated as of the 7th day of October, 2016, and recorded October 14, 2016 as Document Number 1628845090 with the Cook County Recorder of Deeds in Cook County, Illinois (the "Mortgage");

2. That certain Assignment of Rents, Leases and Profits given by Borrower and a related party in favor of Lender, dated as of the 7th day of October, 2016, and recorded October 14, 2016 as Document Number 1628845092 with the Cook County Recorder of Deeds in Cook

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County, Illinois (the "Assignment of Rents"); and

3. That certain Collateral Assignment of Agreements Affecting Real Estate given by Borrower and a related party in favor of Lender, dated as of the 7th day of October, 2016, and recorded October 14, 2016 as Document Number 1628845093 with the Cook County Recorder of Deeds in Cook County, Illinois (the "Collateral Assignment");

Pursuant to the foregoing, for good and valuable consideration, Lender does hereby RELEASE, RELINQUISH, QUITCLAIM AND DISCHARGE the liens of the Mortgage, the Assignment of Rents, and the Collateral Assignment against the properties described on Exhibit A attached hereto and made part hereof (collectively, the "Released Parcels").

PROVIDED HOWEVER, this release shall apply only to the Released Parcels and shall not release, impair or prejudice the lien of the Mortgage Documents on the remaining property described in the Mortgage Documents to the extent that such remaining property does not constitute any part of the Released Parcels.

In Witness Whereof, the said Lender has caused these presents to be executed in its name, and its official seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 10th day of October, 2023.

(SIGNATURE PAGE FOLLOWS)

Property of Cook County Clerk's Office

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FIRSTTRUST BANK,
a Pennsylvania savings institution

By: [Signature]
Name: Joseph LeConey
Its: Senior Vice President

STATE OF Pennsylvania) SS.
COUNTY OF Montgomery

The undersigned, Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Joseph LeConey, the Senior Vice President of **FIRSTTRUST BANK**, a Pennsylvania savings institution, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of October, 2023.

[Signature]
Notary Public

My Commission Expires:

September 28, 2024

Commonwealth of Pennsylvania - Notary Seal
Saleeta Lewis-Pope, Notary Public
Montgomery County
My commission expires September 28, 2024
Commission number 1221736
Member, Pennsylvania Association of Notaries

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EXHIBIT A

LEGAL DESCRIPTION OF THE RELEASED PARCELS

PARCEL 1:

LOTS 3N, 3P, 3Q, 3D AND 3M IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, AND LETTER OF CORRECTION RECORDED JANUARY 19, 2011 AS DOCUMENT 1101931066, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1990 AND RECORDED AS DOCUMENT 91092145 FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO, FROM, AND THROUGH THE PLAZA (AS DEFINED IN SAID AGREEMENT) AND WALKWAY (AS DEFINED IN SAID AGREEMENT) FOR GRANTOR AND GRANTEE AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTEE'S BUILDING AND THEIR EMPLOYEES, AGENTS AND INVITEES OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS DEPICTED ON EXHIBIT C OF SAID AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 55 WEST WACKER DRIVE, MADE BY 55 CHICAGO PARTNERS, LLC, DATED OCTOBER 23, 2007 AND RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403103, IN COOK COUNTY, ILLINOIS; AS AMENDED BY CERTIFICATE RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328844037; AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 55 WEST WACKER DRIVE RECORDED OCTOBER 12, 2016 AS DOCUMENT 1628629056.

STREET ADDRESS: Suite 310, 55 W. Wacker Drive, Chicago, Illinois 60601

PINS: 17-09-423-086-0000
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