



Prepared by
James Lechowice, Esq.
Fishman, Goldberger & Gorham, LLC
55 E Monroe Street, Suite 3400 Chicago IL 60603
Recording requested by
and after recording mail to:

Katten Muchin Rosenman LLP
50 Rockefeller Plaza
New York, New York 10020
Attention: Michael S. McBride, Esq.

RELEASE OF MORTGAGE AND OTHER LIENS

This Release of Mortgage and Other Liens is made by LANDESBANK HESSEN-THÜRINGEN GIROZENTRALE, as agent (the "Agent") for the benefit of itself and the Banks (collectively, with the Agent, the "Beneficiary"), as of the day of November, 2023. Capitalized terms not defined herein shall have the meanings given to such terms in that certain Construction Loan Agreement dated as of February 15, 2019, among Agent, the Banks, and Borrower (as the same may be supplemented, amended and/or restated from time to time (the "Loan Agreement").

RECITALS

A. The Banks made a loan to 2111 SOUTH WABASH OWNER LLC, a Delaware limited liability company ("Borrower").

B. The loan is secured in part by the following instruments:

- (i) Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Mortgage") dated as of February 15, 2019, made by Borrower, as mortgagor, to Agent, as agent for the benefit of itself and the Banks, and recorded on February 19, 2019, with the Cook County Recorder of Deeds, ("Recorder's Office") as Document No. 1905034041; and
- (ii) Assignment of Rents and Leases (the "ALR") dated as of February 15, 2019, executed by Borrower to the Agent, as agent for the benefit of itself and the

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Banks, and recorded on February 19, 2019, as Document No. 1905034042 with the Recorder's Office.

C. The Mortgage encumbers the property at the following address: 2109-2127 S. Wabash Ave., Chicago, IL 60616 (the "**Property**"), which property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference.

D. Beneficiary now desires to release the lien of the Mortgage and the ALR on the Property.

NOW, THEREFORE, for good and valuable consideration of which the receipt and sufficiency is hereby acknowledged, Beneficiary remises, conveys, releases and quit claims to Borrower, all of the right, title and interest it may have acquired in and to the Property by virtue of the Mortgage and the ALR, and the Mortgage and ALR are hereby terminated of record.

Notwithstanding the release of the lien of the Mortgage and the ALR from the Property as provided herein, all indemnities and other obligations under the Mortgage and the ALR, which, by their terms, survive a release of the lien of the Mortgage and the ALR shall remain in full force and effect and are not cancelled.

[SIGNATURE PAGES FOLLOW]

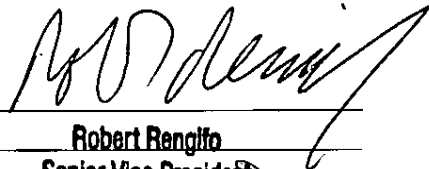
Cook County Clerk's Office


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IN WITNESS WHEREOF, Beneficiary has executed this Release of Mortgage and Other Liens to be effective as of the date above first written.

BENEFICIARY:

**LANDESBANK HESSEN-THÜRINGEN
GIROZENTRALE**, as agent for itself and the
Banks

By: 
Name: Robert Bengito
Title: Senior Vice President

By: 
Name: Anne-Marie Francis
Title: Senior Vice President
Real Estate Finance

Property of Cook County Clerk's Office

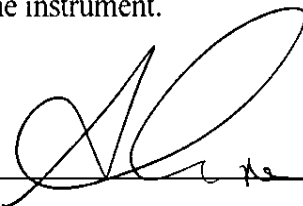
[ACKNOWLEDGMENT PAGES FOLLOW]

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ACKNOWLEDGMENT

COUNTY OF NEW YORK)
)
 STATE OF NEW YORK) ss.

On the 6th day of November, in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared Robert Bengifo and Anne-Marie Francis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public
 My commission expires:
ROBERTO ABREU
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01AB6427005
 Qualified in Queens County
 My Commission Expires 12-20-2025

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EXHIBIT A

Legal Description

Lot 14 (except the South 39.45 feet thereof), Lots 15, 16, 17, 18 and the South 30 feet of Lot 19 in Block 27 in Jason and John A. Gurley's Subdivision of Blocks 24, 25, 26, 27 and 28 in Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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