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Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 10:23 AM Pg: 1 of 8

PREPARED BY AND
AFTER RECORDING RETURN TO:

Jeffrey N. Anderson, Esq.
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, Illinois 60611

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

KNOW ALL MEN BY THESE PRESENTS, that, ANTARES CAPITAL LP, a Delaware limited partnership, in its capacity as administrative agent ("Mortgagee"), for and in consideration of the sum of Ten Dollars, the receipt whereof is hereby acknowledged, does hereby release, without recourse, representation or warranty of any kind (express or implied), the real estate legally described on Exhibit A attached hereto from the lien of that certain Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing, dated as of January 7, 2020 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on January 14, 2020, as Document No. 2001413149 made by EVANS FOOD GROUP LTD., a Delaware corporation, as modified by that certain Modification of Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing, dated as of December 4, 2020 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on January 13, 2021 as Document No. 2101320077.

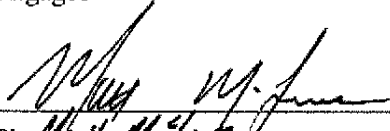
[Signature on following page]

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Dated as of: December 7, 2023.

MORTGAGEE:

ANTARES CAPITAL LP,
a Delaware limited partnership,
as Mortgagee

By: 
Name: Matt M. Luke
Title: duly Authorized Signatory

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State of Illinois)
) ss.:
County of Cook)

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Matt Mc Lure, as Duly Authorized Signatory of Antares Capital LP, a Delaware limited partnership, on behalf of the limited partnership.

Linda Smagacz
Notary Public for STATE of Illinois Cook County
My Commission Expires: 1/9/2025

[NOTARIAL SEAL]



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EXHIBIT A Legal Description

PARCEL A:

A PARCEL OF LAND COMPRISED OF PART OF EACH OF LOTS 2, 5 AND 8, ALL IN STOCKYARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID EAST 1/2 OF SECTION 5, AT A POINT WHICH IS 4522.51 FEET NORTH FROM THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 5, AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1420.69 FEET, A DISTANCE OF 62.26 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4493.84 FEET NORTH FROM THE SOUTH LINE AND 95.33 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 769.84 FEET, A DISTANCE OF 113.32 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4432.35 FEET NORTH FROM THE SOUTH LINE AND 190.56 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1898.08 FEET, A DISTANCE OF 89.87 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4376.45 FEET NORTH FROM THE SOUTH LINE AND 261.06 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1134.28 FEET A DISTANCE OF 83.16 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4320.90 FEET NORTH FROM THE SOUTH LINE AND 323.06 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1625.28 FEET A DISTANCE OF 103.17 FEET TO A POINT WHICH IS 4246.89 FEET NORTH FROM THE SOUTH LINE AND 395.11 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 17.80 FEET TO A POINT OF CURVE WHICH IS 4233.75 FEET NORTH FROM THE SOUTH LINE AND 407.14 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 704.78 FEET A DISTANCE OF 122.45 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4136.53 FEET NORTH FROM THE SOUTH LINE AND 481.61 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1707.12 FEET A DISTANCE OF 51.44 FEET TO A POINT WHICH IS 64.71 FEET, ARC MEASUREMENT, NORTHEAST FROM THE SOUTHERLY TERMINUS OF THE ARC, SAID TERMINUS

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BEING A POINT 4036.40 FEET NORTH FROM SOUTH LINE AND 540.69 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 114.13 FEET TO A POINT WHICH IS 3987.55 FEET NORTH FROM THE SOUTH LINE AND 553.28 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 400.28 FEET A DISTANCE OF 24.71 FEET TO A POINT 3964.50 FEET NORTH FROM THE SOUTH LINE AND 562.25 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE EASTWARDLY ALONG THE NORTH LINE OF THE SOUTH 3964.50 FEET OF SAID SECTION 5, A DISTANCE OF 138.00 FEET TO THE WEST LINE OF THE EAST 424.25 FEET OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE EAST 424.25 FEET OF SECTION 5, A DISTANCE OF 266.74 FEET TO THE WESTWARD EXTENSION OF THE SOUTH FACE OF A ONE STORY BUILDING; THENCE EASTWARDLY ALONG SAID WESTWARD EXTENSION AND THE SOUTH FACE OF ONE STORY BUILDING AFORESAID, A DISTANCE OF 354.84 FEET TO A POINT WHICH IS 69.41 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 45.48 FEET; THENCE WESTWARD ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 28.34 FEET TO A POINT WHICH IS 3744.80 FEET NORTH FROM THE SOUTH LINE AND 97.75 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 66.28 FEET TO A POINT 3808.75 FEET NORTH FROM THE SOUTH LINE AND 115.00 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 77.26 FEET TO A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 5, SAID POINT BEING 3827.50 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION 5; THENCE NORTHWARDLY ALONG THE WEST LINE OF EAST 40.00 FEET, AFORESAID, A DISTANCE OF 323.00 FEET; THENCE WESTERLY ALONG THE EASTWARD EXTENSION OF THE NORTHERLY FACE AND THE NORTHERLY FACE OF A ONE STORY BRICK BUILDING, A DISTANCE OF 117.55 FEET TO A POINT 4150.16 FEET NORTH FROM THE SOUTH LINE AND 157.55 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE WESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 19.64 FEET TO A POINT 4152.11 FEET NORTH FROM THE SOUTH LINE AND 177.09 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 76.38 FEET TO A POINT 4228.49 FEET NORTH FROM THE SOUTH LINE AND 177.54 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 494.79 FEET, A DISTANCE OF 123.38 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4350.71 FEET NORTH FROM THE SOUTH LINE AND 162.96 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 167.78 FEET, A DISTANCE OF 69.55 FEET TO A POINT WHICH IS 4412.95 FEET NORTH FROM THE SOUTH LINE AND 132.88 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 15.41 FEET

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TO A POINT 4425.17 FEET NORTH FROM THE SOUTH LINE AND 123.46 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND TANGENT TO LAST DESCRIBED STRAIGHT LINE, AND HAVING A RADIUS OF 287.23 FEET, A DISTANCE OF 78.34 FEET TO A POINT WHICH IS 4480.04 FEET NORTH FROM THE SOUTH LINE AND 67.74 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 26.82 FEET TO A POINT WHICH IS 4496.12 FEET NORTH FROM THE SOUTH LINE AND 46.23 FEET WEST FROM THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 454.83 FEET, A DISTANCE OF 7.72 FEET TO A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 5, WHICH IS 4500.69 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION 5; THENCE NORTHWARDLY ALONG THE WEST LINE OF THE EAST 40.00 FEET AFORESAID, A DISTANCE OF 21.82 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND, BEING A PART OF LOT 8 IN STOCKYARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE SOUTH 3964.50 FEET OF SAID EAST 1/2 OF SECTION 5, AT A POINT WHICH IS 576.60 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5, AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1111.82 FEET, A DISTANCE OF 80.30 FEET TO A POINT OF COMPOUND CURVE WHICH IS 4036.40 FEET NORTH FROM THE SOUTH LINE AND 540.69 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1707.12 FEET (THE NORTHEASTERLY TERMINUS OF SAID ARC BEING A POINT OF COMPOUND CURVE WHICH IS 4136.53 FEET NORTH FROM THE SOUTH LINE AND 481.61 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5), A DISTANCE OF 64.71 FEET; THENCE SOUTHWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 114.13 FEET TO A POINT WHICH IS 3987.55 FEET NORTH FROM THE SOUTH LINE AND 553.28 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 400.28 FEET, A DISTANCE OF 24.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3964.50 FEET OF SAID EAST 1/2 OF SECTION 5, WHICH IS 562.25 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; AND THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 3964.50 FEET AFORESAID A DISTANCE OF 14.35 FEET TO THE POINT OF BEGINNING.

PARCEL C:

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A PARCEL OF LAND, BEING A PART OF LOT 5 IN STOCKYARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 5, AT A POINT WHICH IS 3699.45 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION 5, AND RUNNING THENCE WESTWARDLY ALONG THE EASTWARD EXTENSION OF THE SOUTH FACE OF A ONE STORY BRICK BUILDING, FOR A DISTANCE OF 29.41 FEET; THENCE NORTHWARDLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 5, FOR A DISTANCE OF 45.48 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5, FOR A DISTANCE OF 29.41 FEET, TO THE WEST LINE OF THE EAST 40.00 FEET OF SECTION 5, AFORESAID; THENCE SOUTHWARDLY ALONG A LINE PARALLEL WITH SAID EAST LINE OF SAID SECTION 5, FOR A DISTANCE OF 45.35 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PARCEL OF LAND, BEING A PART OF LOT 5 IN STOCKYARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 5, AT A POINT WHICH IS 3664.43 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION 5, AND RUNNING THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5, FOR A DISTANCE OF 193.33 FEET; THENCE NORTHWARDLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 5, FOR A DISTANCE OF 16.50 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5, FOR A DISTANCE OF 190.92 FEET; THENCE NORTHWARDLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 5, FOR A DISTANCE OF 16.83 FEET TO A POINT WHICH IS 3697.76 FEET NORTH FROM THE SOUTH LINE AND 424.25 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE EASTWARDLY ALONG THE WESTWARD EXTENSION AND THE SOUTH FACE OF A ONE STORY BRICK BUILDING AND THE EASTWARD EXTENSION FOR A DISTANCE OF 384.25 FEET, TO A POINT IN SAID WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 5, FOR A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING.

PARCEL E:

NON-EXCLUSIVE EASEMENT FOR PRIVATE ALLEY OVER THE EAST 14.97 FEET OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED MADE BY U. S. Y. & T. INDUSTRIES, INC., TO R. P. WEINER & COMPANY, DATED MAY 2, 1973 AND RECORDED JUNE 1, 1973 AS DOCUMENT NO. 22345649 FOR THE USE AND BENEFIT OF PARCELS "A" AND "D" (SAID EASEMENT LYING WEST OF AND ADJOINING THE SOUTH 266.74 FEET OF SAID PARCEL "A" AND WEST OF AND ADJOINING PARCEL "D"), ALL IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

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PARCEL F:

NON-EXCLUSIVE EASEMENT FOR PRIVATE STREET OVER THAT PART OF THE SOUTH 16.50 FEET OF ROOT STREET LYING WITHIN THE PARCEL OF LAND CONVEYED AND DESCRIBED IN WARRANTY DEED DATED FEBRUARY 27, 1978 MADE BY U. S. Y. & T. INDUSTRIES INC., TO GEORGE E. WAGNER AND CATHERINE WAGNER RECORDED MARCH 2, 1978 AS DOCUMENT NUMBER 24347186 AS RESERVED THEREIN BY SAID U. S. Y. & T. INDUSTRIES, INC. FOR ITSELF, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, ALL IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID SOUTH 16.50 FEET OF ROOT STREET ALSO DESCRIBED AS THE NORTH 16.50 FEET OF SAID PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED 24347186 ON MARCH 2, 1978, IN COOK COUNTY, ILLINOIS

PARCEL G:

THAT PART OF LOT 5 IN STOCKYARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SOUTH HALSTED STREET BEING A LINE 40 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SECTION 5 AT A POINT WHICH IS 3,744.80 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION 5, AND RUNNING THENCE WEST PARALLEL WITH SAID SOUTH SECTION LINE A DISTANCE OF 57.75 FEET THENCE NORTHWESTWARDLY A DISTANCE OF 66.28 FEET MORE OR LESS TO A POINT WHICH IS 3,808.75 FEET NORTH FROM SAID SOUTH LINE OF SECTION 5 AND 115 FEET WEST FROM SAID EAST LINE OF SECTION 5, THENCE NORTHEASTWARDLY A DISTANCE OF 77.26 FEET MORE OR LESS TO A POINT ON SAID WEST LINE OF SOUTH HALSTED STREET WHICH IS 3,827.50 FEET NORTH FROM SAID SOUTH LINE OF SECTION 5 AND THEN SOUTH ALONG SAID WEST LINE OF SOUTH HALSTED STREET A DISTANCE OF 82.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

APNs: 20-05-200-006-0000
20-05-200-124-0000
20-05-200-127-0000
20-05-200-128-0000

Address: 4118 S. Halsted Street, Chicago, Illinois