

# UNOFFICIAL COPY

Doc#: 2401746212 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 03:54 PM Pg: 1 of 4

## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That **TRUIST BANK**, a corporation existing under the laws of the STATE of North Carolina, **formerly known as Branch Banking and Trust Company**, does hereby REMISE, CONVEY, RELEASE and QUIT CLAIM unto **SRC 200 S. MICHIGAN OWNER, LLC**, a Delaware limited liability company, all right title and interest, claim or demand whatsoever it may have acquired in through or by a certain Mortgage of Real Estate and Security Agreement with Assignment of Rents (Leasehold) dated the 19<sup>th</sup> day of July, 2019 and recorded in the Recorders Office of Cook County as document number 1920534084 to the premises herein described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof

PIN: 17-15-105-107-0000

Common Address: 200 South Michigan Avenue, Chicago, Illinois 60604

together with all the appurtenance and privileges thereunto belonging or appertaining.

[Remainder of Page Intentionally Left Blank -- Signature Page Follows]

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WITNESS my hand and seal this 10<sup>th</sup> day of January, 2024.

TRUIST BANK, formerly known as  
Branch Banking and Trust Company

By: *Mitch Turknett*

Name: Mitch Turknett  
Title: Senior Vice President

Property of Cook County Clerk's Office

State of Florida  
County of Duval



I, Megan Lord, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mitch Turknett, personally known to me to be the Senior Vice President of said Corporation and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth therein.

Given under my hand and official seal, this 10<sup>th</sup> day of January, 2024.

Commission Expires: 9-18-26

*Megan Lord*  
Notary Public

This instrument prepared by and mail recorded documents to:

Thomas E. duB. Fauls, Esquire  
Troutman Pepper Hamilton Sanders LLP  
1001 Haxall Point  
15<sup>th</sup> Floor  
Richmond, Virginia 23219

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## EXHIBIT A

### Legal Description

PIN #: 17-15-105-017-0000 Vol. 510

Address: 200 S. Michigan Avenue, Chicago, Illinois 60604

#### PARCEL 1: (LEASEHOLD)

THE LEASEHOLD ESTATE IN THE FOLLOWING PROPERTY, CREATED BY INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY TERRA FUNDING-200 SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND 200 S. MICHIGAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JANUARY 1, 2014, A MEMORANDUM OF SAID LEASE WAS RECORDED FEBRUARY 18, 2014 AS DOCUMENT NO. 1404915044, RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, WHICH LEASE DEMISES THE LAND FOR A TERM OF 99 YEARS BEGINNING FEBRUARY 7, 2014 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND, WHICH ARE AND SHALL REMAIN REAL PROPERTY).

SUBLOTS 1, 2, 3, 4, 5 AND 6 OF ASSESSOR'S DIVISION OF ORIGINAL LOTS 1 AND 4; ALSO THE STRIP OF LAND LYING SOUTH OF THE SOUTH LINE OF EAST ADAMS STREET, EAST OF SUBLOT 4 AFORESAID AND WEST OF SUBLOTS 1, 2 AND 3 AFORESAID, ALL IN BLOCK 5 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BUT EXCLUDING THEREFROM THE FOLLOWING:

THAT PART OF SUBLOT 6 IN THE ASSESSOR'S DIVISION OF ORIGINAL LOTS 1 AND 4 IN BLOCK 5 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SUBLOT, 14.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBLOT TO A POINT ON THE WEST LINE OF SAID SUBLOT 14.66 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBLOT, IN COOK COUNTY, ILLINOIS.

#### PARCEL B (IMPROVEMENTS)

ALL BUILDINGS AND IMPROVEMENTS SITUATED ON THE FOLLOWING DESCRIBED LAND, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY:

SUBLOTS 1, 2, 3, 4, 5 AND 6 OF ASSESSOR'S DIVISION OF ORIGINAL LOTS 1 AND 4; ALSO THE STRIP OF LAND LYING SOUTH OF THE SOUTH LINE OF EAST ADAMS STREET, EAST OF SUBLOT 4 AFORESAID AND WEST OF SUBLOTS 1, 2 AND 3

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AFORESAID, ALL IN BLOCK 5 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BUT EXCLUDING THEREFROM THE FOLLOWING:

THAT PART OF SUBLLOT 6 IN THE ASSESSOR'S DIVISION OF ORIGINAL LOTS 1 AND 4 IN BLOCK 5 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SUBLLOT, 14.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBLLOT TO A POINT ON THE WEST LINE OF SAID SUBLLOT 14.66 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBLLOT, IN COOK COUNTY, ILLINOIS.

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