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Doc#. 2401733329 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 03:17 PM Pg: 1 of 11

Instrument prepared by:
Fidelity National Title Insurance Co.
7130 Glen Forest Dr., Suite #300
Richmond, VA 23226

Return to:
Fidelity National Title Insurance Co.
7130 Glen Forest Dr., Suite #300
Richmond, VA 23226

File No: 3005610180
Site ID: TC198315 & TC198316
State: IL
County: Cook

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT:

LegacyTexas Bank, as Administrative Agent (Lender), DOES HEREBY CERTIFY that a certain Mortgage and Assignment of Leases and Rents , made by LD Acquisition Company 17 LLC (Grantor) recorded on 10/2/2020 as Instrument No. 2027607396 in the office of the Recorder of Deeds Cook County, in the State of Illinois, is fully paid, satisfied, released and discharged.

Permanent Real Estate Index Number(s): 13-26-225-016-000

Address(es) of premises: 2800 N Milwaukee Ave., Chicago, IL 60618-7981

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURES

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EXECUTED This 8th Day of November, 2023

By: [Signature]
Name: Michael Ansolabehere
Title: Managing Director

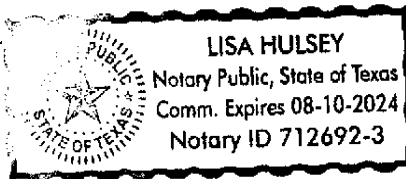
STATE OF Texas
COUNTY OF Dallas

On this 8th day of November in the year 2023 before me, Lisa A. Hulsey a notary public for and within the said county, personally appeared Michael Ansolabehere, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
Notary Public

Commission expires 8/10/2024



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EXHIBIT A

EASEMENT(S)

Asset No: TC198315 & TC198316
Commitment No.: 01-20013855-01T

All rights, title and interests of Grantor assigned by that certain Easement and Assignment of Lease Agreement from Hairpin Retail LLC, an Illinois limited liability company, to Landmark Infrastructure Holding Company LLC, a Delaware limited liability company ("LIHC"), dated 09/30/2019, recorded on October 04, 2019 as Instrument No. 1927715101 of the real property records of Cook County, Illinois (the "Records"); FURTHER ASSIGNED by that certain Assignment of Easement and Assignment of Lease Agreement dated 09/30/2019 by LIHC, as assignor, to LD Acquisition Company 17 LLC, a Delaware limited liability company, as assignee, recorded on October 29, 2019 as Instrument No. 1930246234 of the Records.

Said easement being more fully and particularly described therein and being a portion of the real property described on the following page(s) of this Exhibit A:

Exhibit A

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Cook, City of Chicago, State of Illinois, and is described as follows:

Commercial Parcel C1

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying above a horizontal plane having an elevation of +18.84 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Beginning at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South $89^{\circ}36'08''$ East, along the South line of said tract, 19.49 feet; thence North $00^{\circ}25'27''$ East, 11.05 feet; thence North $89^{\circ}34'33''$ West, 7.63 feet; thence North $00^{\circ}25'27''$ East, 11.99 feet; thence North $89^{\circ}34'33''$ West, 4.00 feet; thence North $00^{\circ}25'27''$ East, 10.76 feet; thence North $40^{\circ}25'27''$ East, 3.79 feet; thence North $44^{\circ}28'25''$ West, 0.33 feet; thence North $40^{\circ}25'27''$ East, 13.46 feet; thence South $49^{\circ}34'33''$ East, 9.98 feet; thence North $41^{\circ}06'29''$ East, 47.07 feet to the Northeasterly line of said tract; the remaining courses being along the perimeter lines of said tract; thence North $49^{\circ}29'35''$ West, 25.94 feet; thence South $40^{\circ}30'25''$ West, 58.83 feet; thence South $00^{\circ}17'06''$ East, 55.21 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C2A

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying above a horizontal plane having an elevation of +18.84 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence North $00^{\circ}17'06''$ West, along the Westerly line of said tract, 55.21 feet; thence North $40^{\circ}30'25''$ East, along the Westerly line of said tract, 58.83 feet to the Northerly most corner thereof; thence South $49^{\circ}29'35''$ East, along the Northeasterly line of said tract, 32.27 feet to the point of beginning; thence South $41^{\circ}06'29''$ West, 40.46 feet; thence North $49^{\circ}23'47''$ West, 6.33 feet; thence North $41^{\circ}06'29''$ East, 40.45 feet to the

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Northeasterly line of said tract; thence South $49^{\circ}29'35''$ East, 6.33 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C2B

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +48.77 feet Chicago City datum and lying above a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South $89^{\circ}36'08''$ East, along the South line of said tract, 25.86 feet to the point of beginning; thence North $00^{\circ}05'28''$ West, 24.09 feet; thence South $89^{\circ}34'33''$ East, 9.20 feet; thence North $17^{\circ}06'59''$ East, 9.12 feet; thence North $72^{\circ}20'59''$ West, 0.42 feet; thence North $17^{\circ}06'59''$ East, 4.62 feet; thence North $17^{\circ}06'59''$ East, 8.10 feet; thence North $73^{\circ}36'04''$ West, 1.25 feet; thence North $49^{\circ}23'47''$ West, 11.54 feet; thence South $41^{\circ}06'29''$ West, 6.62 feet; thence North $49^{\circ}34'33''$ West, 9.98 feet; thence South $40^{\circ}25'27''$ West, 12.54 feet; thence North $44^{\circ}28'25''$ West, 15.54 feet to the Westerly line of said tract; the remaining courses being along the perimeter lines of said tract; thence North $40^{\circ}30'25''$ East, 58.26 feet; thence South $49^{\circ}29'35''$ East, 155.53 feet; thence North $89^{\circ}36'08''$ West, 130.34 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C3A

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying above a horizontal plane having an elevation of +18.84 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence North $00^{\circ}17'06''$ West, along the Westerly line of said tract, 55.21 feet; thence North $40^{\circ}30'25''$ East, along the Westerly line of said tract, 58.83 feet to the Northerly most corner thereof; thence South $49^{\circ}29'35''$ East, along the Northeasterly line of said tract, 32.27 feet to the point of beginning; thence South $41^{\circ}06'29''$ West, 40.46 feet; thence North $49^{\circ}23'47''$ West, 6.33 feet; thence South $41^{\circ}06'29''$ West, 8.10 feet; thence South $00^{\circ}05'32''$ East, 3.58 feet; thence South $72^{\circ}19'30''$ East, 8.06 feet; thence South

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17°19'36" West, 1.77 feet; thence South 72°38'41" East, 6.43 feet; thence North 17°06'59" East, 9.02 feet; thence North 41°06'29" East, 38.96 feet to the Northeasterly line of said tract; thence North 49°29'35" West, 6.36 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C3B

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +81.82 feet Chicago City datum and lying above a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South 89°35'08" East, along the South line of said tract, 25.86 feet; thence North 00°05'28" West, 24.07 feet; thence South 89°34'33" East, 9.20 feet; thence North 17°06'59" East, 9.12 feet; thence North 72°20'59" West, 0.42 feet; thence North 17°06'59" East, 4.52 feet to the point of beginning; thence North 17°06'59" East, 8.10 feet; thence North 73°36'04" West, 1.25 feet; thence North 49°23'47" West, 11.54 feet; thence South 41°06'29" West, 6.62 feet; thence South 41°06'29" West, 1.48 feet; thence South 00°05'32" East, 3.58 feet; thence South 72°19'30" East, 8.06 feet; thence South 17°19'36" West, 1.77 feet; thence South 72°38'41" East, 6.02 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C3C

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +96.24 feet Chicago City datum and lying above a horizontal plane having an elevation of +81.82 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South 89°36'08" East, along the South line of said tract, 38.38 feet; thence North 00°23'52" East, 37.27 feet to the point of beginning; thence North 72°38'41" West, 6.02 feet; thence North 17°19'36" East, 1.77 feet; thence North 72°19'30" West, 8.06 feet; thence North 00°05'32" West, 3.58 feet; thence North 41°06'29" East, 24.57 feet;

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thence South 49°23'45" East, 10.92 feet; thence South 41°06'29" West, 12.00 feet; thence South 17°06'59" West, 12.42 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C3D

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +126.00 feet Chicago City datum and lying above a horizontal plane having an elevation of +96.24 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South 89°36'08" East, along the South line of said tract, 26.04 feet; thence North 00°06'39" West, 39.51 feet; thence North 89°53'21" East, 20.59 feet to the point of beginning; thence South 79°14'48" East, 11.05 feet; thence North 40°25'27" East, 11.95 feet; thence North 49°23'47" West, 17.53 feet; thence South 41°06'29" West, 17.48 feet; thence North 49°23'47" West, 12.24 feet; thence North 41°06'29" East, 22.48 feet; thence South 49°23'47" East, 29.70 feet; thence North 40°25'27" East, 3.98 feet; thence South 49°34'33" East, 22.00 feet; thence South 40°25'27" West, 13.01 feet; thence North 79°14'48" West, 33.32 feet; thence North 00°05'28" West, 4.07 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C3E

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +126.00 feet Chicago City datum and lying above a horizontal plane having an elevation of +108.60 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South 89°36'08" East, along the South line of said tract, 26.04 feet; thence North 00°06'39" West, 19.23 feet to the point of beginning; thence South 89°34'33" East, 20.58 feet; thence North 00°05'28" West, 20.47 feet; thence South 89°53'21" West, 20.59 feet; thence South 00°06'39" East, 20.28 feet to the point of beginning, in Cook County, Illinois.

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Commercial Parcel C3F

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +126.00 feet Chicago City datum and lying above a horizontal plane having an elevation of +96.24 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract, thence South 89°36'08" East, along the South line of said tract, 26.04 feet; thence North 00°06'39" West, 19.23 feet to the point of beginning; thence South 89°34'33" East, 22.56 feet; thence South 00°25'27" West, 9.67 feet; thence North 89°34'33" West, 22.47 feet; thence North 00°06'39" West, 9.67 feet to the point of beginning, in Cook County, Illinois.

Commercial Parcel C4

That part of Lots 18, 19 and 20 in Block 3 in William E Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract, lying below a horizontal plane having an elevation of +33.85 feet Chicago City datum and lying above a horizontal plane having an elevation of +18.84 feet Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 18 being the Southwest corner of said tract; thence South 89°36'08" East, along the South line of said tract, 34.39 feet to the point of beginning; thence North 00°05'28" West, 10.27 feet; thence North 89°34'33" West, 1.08 feet; thence North 01°20'08" West, 7.60 feet; thence North 17°06'59" East, 29.15 feet; thence North 41°06'29" East, 38.96 feet to the Northeasterly line of said tract; thence South 49°29'35" East, along the Northeasterly line of said tract, 116.90 feet to the East most corner of said tract; thence North 89°36'08" West, along the South line of said tract, 121.81 feet to the point of beginning, in Cook County, Illinois.

Together with a perpetual, non-exclusive easement for ingress and egress as described in Article 4g of Declaration of Covenants, Conditions, Restrictions and Easements recorded as Instrument No. 1009011123 in Cook County, Illinois.

Parcel Id #13-26-225-016

Exhibit A

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This being the same property conveyed to Hairpin Retail, LLC, an Illinois limited liability company from Brinshore 2800 Corp., an Illinois corporation in a deed dated March 24, 2010 and recorded March 31, 2010, as Instrument No. 1009011122.

ROOFTOP AREA "A"

THAT PART OF LOTS 18, 19 AND 20 IN BLOCK 3 IN WILLIAM E HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 15 AND 16 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 88°38'35" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DIVERSEY AVENUE, 29.85 FEET; THENCE NORTH 1°21'25" WEST, 6.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°30'09" WEST, 12.00 FEET; THENCE NORTH 88°29'51" EAST, 14.00 FEET; THENCE SOUTH 1°30'09" EAST, 12.00 FEET; THENCE SOUTH 88°29'51" WEST, 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 168 SQUARE FEET (0.004 ACRES), MORE OR LESS.

ROOFTOP AREA "B"

THAT PART OF LOTS 18, 19 AND 20 IN BLOCK 3 IN WILLIAM E HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 15 AND 16 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 88°38'35" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DIVERSEY AVENUE, 56.66 FEET; THENCE NORTH 1°21'25" WEST, 44.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°51'28" WEST, 7.00 FEET; THENCE NORTH 39°08'32" EAST, 4.00 FEET; THENCE SOUTH 50°51'28" EAST, 7.00 FEET; THENCE SOUTH 39°08'32" WEST, 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28 SQUARE FEET (0.001 ACRES), MORE OR LESS.

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ROOFTOP AREA "C"

THAT PART OF LOTS 18, 19 AND 20 IN BLOCK 3 IN WILLIAM E HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 15 AND 16 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 88°38'35" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DIVERSEY AVENUE, 29.85 FEET; THENCE NORTH 1°21'25" WEST, 6.41 FEET; THENCE NORTH 1°30'09" WEST, 12.00 FEET; THENCE NORTH 19°50'29" EAST, 2.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°30'09" WEST, 12.00 FEET; THENCE NORTH 88°29'51" EAST, 12.00 FEET; THENCE SOUTH 1°30'09" EAST, 12.00 FEET; THENCE SOUTH 88°29'51" WEST, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 144 SQUARE FEET (0.003 ACRES), MORE OR LESS.

TOGETHER WITH AND RESERVING A NON-EXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE AND MAINTAIN ANY RADIO COMMUNICATION FACILITY OR EQUIPMENT FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

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EXHIBIT B

(Lease)

Commitment No. 01-20013855-01T

Asset No. TC198315

That certain Site Agreement dated December 08, 2014, by and between **LD Acquisition Company 17 LLC**, a Delaware limited liability company, successor in interest to Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, successor in interest to **Hairpin Retail LLC**, whose address is P.O. Box 3429, El Segundo, CA 90245, ("Lessor") and **Sprint Com, Inc., a Kansas Corporation** ("Lessee"), for the property located at **2800 N Milwaukee Ave, Chicago, IL 60618-7981**, a memorandum of which is recorded on September 18, 2015 as Instrument No. 1526149009, together with any amendments, modifications or assignments thereto.

Asset No. TC198316

That certain Rooftop Lease with Option Lease Agreement dated April 03, 2003, by and between **LD Acquisition Company 17 LLC**, a Delaware limited liability company, successor in interest to Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, successor in interest to **Hairpin Retail LLC**, whose address is P.O. Box 3429, El Segundo, CA 90245, ("Lessor") and **VoiceStream GSM I Operating Company, LLC** ("Lessee"), for the property located at **2800 N Milwaukee Ave, Chicago, IL 60618-7981**, a memorandum of which is recorded on September 19, 2003 as Instrument No. 0326222029, together with any amendments, modifications or assignments thereto.