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Doc#. 2405841154 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2024 12:43 PM Pg: 1 of 4

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: 3005610162

Site ID: TC187009

State: IL

County: Cook

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT:

BOKF, NA dba Bank of Texas, as Administrative Agent (Lender), DOES HEREBY CERTIFY that a certain Mortgage and Assignment of Leases and Rents made by LD Acquisition Company 16 LLC (Grantor) recorded on 1/22/2019 as Instrument No. Doc # 1902255109 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): 17-03-214-013-1001

Address(es) of premises: 227 E Walton Pl

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURES

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

An interest in land, said interest being over a portion of the following described parent parcel:

A portion of the Common Elements, being part of the rooftop, of The 227 Condominium, as established and defined by Declaration of Condominium recorded on June 20, 1969 in Instrument No. 20878494.

AND BEING the same property conveyed to 227 E. Walton LLC, a Delaware limited liability company, one hundred percent (100%) undivided interest in the common elements from The 227 E. Walton Condominium Association an Illinois not-for-profit corporation (Secretary of Assoc) by Quit Claim Deed dated May 24, 2018 and recorded June 12, 2018 in Instrument No. 1816306110.

ROOFTOP EASEMENT AREA

THAT PART OF THE ROOFTOP OF AN EXISTING BUILDING, BEING A PART OF LOT 43 IN ALLEMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 1°32'43" EAST ALONG THE EAST LINE OF SAID LOT, 57.30 FEET; THENCE SOUTH 88°35'58" WEST ALONG THE SOUTH FACE OF THE UPPER PARAPET WALL OF SAID ROOFTOP, 37.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH FACE, SOUTH 88°35'58" WEST, 11.51 FEET TO THE SOUTHWEST CORNER OF SAID UPPER PARAPET WALL; THENCE NORTH 1°24'02" WEST ALONG THE WEST FACE OF SAID UPPER PARAPET WALL, 26.87 FEET; THENCE NORTH 88°35'58" EAST, 3.50 FEET; THENCE SOUTH 17°28'24" EAST, 21.36 FEET; THENCE SOUTH 50°58'00" EAST, 2.75 FEET; THENCE SOUTH 1°24'02" EAST, 4.55 FEET TO THE POINT OF BEGINNING.

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CONTAINING 204 SQUARE FEET (OR 0.005 ACRES), MORE OR LESS.

NON-EXCLUSIVE UTILITY EASEMENT and NON-EXCLUSIVE ACCESS EASEMENT SPACE

The part of the Property, described in Exhibit A hereto, on which any equipment exists on the Effective Date together with the portion of the Property used by utility providers and leased by Grantor as the lease premises under each Telecom Tenant Lease including but not limited as follows:

Utilities and Telecommunications. Grantee is herein granted, consistent with each Telecom Tenant Lease, a non-exclusive easement in, to, under and over the portions of the Property for ingress and egress to the Easement, shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, or any other space for placement of cables, wiring, etc., which is necessary to install, operate and maintain the telecommunications equipment and/or personal property, together with the right to use such easement for the development, repair, maintenance and removal of utilities and/or cables providing service to the Easement and any related activities and uses.

Access. Grantee is herein granted, consistent with each Telecom Tenant Lease, all rights of ingress and egress to and from the Easement, across the Property described in Exhibit A hereto, providing access to a publicly dedicated roadway, along with the right to use such access easement for the development, repair, maintenance and removal of utilities providing service to the Easement and any related activities and uses.