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Doc#: 2416523102 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/13/2024 1:44 PM Pg: 1 of 6

**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: 5000005055

Site ID: TC198055

State: IL

County: Cook

## RELEASE OF MORTGAGE

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**Hancock Whitney Bank, as Administrative Agent ( Lender ),** DOES HEREBY CERTIFY that a certain Mortgage and Assignment of Leases and Rents , made by LD Acquisition Company 19 LLC (Grantor) recorded on 06/02/2021 as Instrument No. 2115308110 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): 24-13-224-044-0000

Address(es) of premises: 10540 S Western Ave Chicago IL 60643

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURES

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IN WITNESS WHEREOF, the Secured Party has executed this document this 29<sup>th</sup> day of May, 2024

Signed in the Presence of:

[Signature]

Print Name: Person Shirley

[Signature]

Print Name: William Jochetz

Hancock Whitney Bank, as Administrative Agent

By: [Signature]

Nate Ellis

Its: SVP, Middle Market Banking

(CORPORATE SEAL)

STATE OF TEXAS

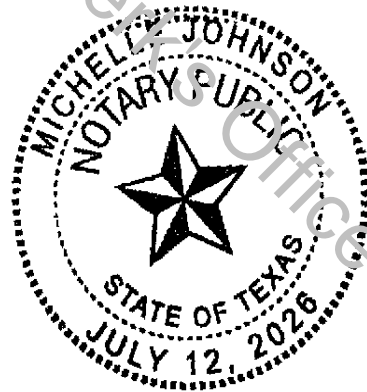
COUNTY OF HARRIS

On this 29<sup>th</sup> day of May, 2024 before me, Michelle Johnson, a notary public, personally appeared Nate Ellis, SVP Hancock Whitney Bank, as Administrative Agent who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



County: Cook  
State: IL  
Asset ID: TC198055  
SMS #: 5000005055

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## EXHIBIT A

### EASEMENT(S)

**Asset No: TC198055**

**Commitment No.: LMD-1157077-C & 9507**

All rights, title and interests of Grantor assigned by that certain Easement and Assignment of Lease Agreement from **Beverly Professional Building, LLC, an Illinois limited liability company**, to Landmark Infrastructure Holding Company LLC, a Delaware limited liability company ("**LIHC**"), dated **11/12/2019**, recorded on **November 19, 2019** as **Instrument No. 193230606** 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 **11/26/2019** by LIHC, as assignor, to **LD Acquisition Company 19 LLC**, a Delaware limited liability company, as assignee, recorded on **December 18, 2019** as **Instrument No. 193520808** 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:

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## EXHIBIT A

### **LEGAL DESCRIPTION OF THE PROPERTY**

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

**Lots 12, 13, 14 and 15 in Block 2 in O. Reuter and Company's Morgan Park Manor, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4, the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, (except the railroad right-of-way and the street heretofore dedicated), in Cook County, Illinois.**

**Parcel ID#: 24-13-224-044**

**This being the same property conveyed to Beverly Professional Building, LLC from Chicago Title Land Trust Company, a Corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 24th day of February, 1978, and known as Trust Number 1071509 in a deed dated November 7, 2007 and recorded December 18, 2007 as Instrument No. 0735257053.**

### TELECOM EASEMENT AREA DESCRIPTION

**In the event of a discrepancy between the area actually occupied by the telecommunications equipment pursuant to the Existing Telecom Agreement(s) and the area described below, the described area shall be understood to also include any portion of the actual used area not captured by the description or as may have been granted pursuant to the Existing Telecom Agreement(s). Grantor or Grantee may elect to engage a professional surveyor, the product of which any equipment exist on the Effective Date together with the portion of the Property used and leased by Grantor as the existing lease premises under the Existing Telecom Agreement(s), including but not limited as follows:**

**A part of lots 12, 13, 14, and 15 in Block 2 in O. Reuter and Company's Morgan Park Manor, being a subdivision of the southwest quarter of the northeast quarter of the northeast quarter of the southwest quarter of the southwest quarter of the southwest quarter of the northeast quarter, the south half of the southwest quarter of the northeast quarter of the southeast quarter of the northwest quarter of the northeast quarter of section 13, township 37 north, range 13, east of the third principal meridian, (except the**

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railroad right-of-way and the street heretofore dedicated), in Cook County, Illinois and being more particularly described as follows:

Commencing at the southeast corner of said lot 15, said point also being on the westerly right-of-way line of western avenue; thence north 1 degree 47 minutes 41 seconds west along said westerly right-of-way line, 15.1 feet; thence south 88 degrees 12 minutes 19 seconds west, 10.5 feet; thence north 1 degree 49 minutes 38 seconds west, 25.4 feet; thence south 88 degrees 10 minutes 22 seconds west, 11.0 feet to the point of beginning; thence south 45 degrees 30 minutes 52 seconds west, 14.7 feet; thence north 47 degrees 39 minutes 28 seconds west, 14.2 feet; thence north 87 degrees 57 minutes 54 seconds east, 5.3 feet; thence north 2 degrees 2 minutes 6 seconds west, 14.9 feet; thence south 87 degrees 59 minutes 34 seconds west, 3.8 feet; thence north 2 degrees 2 minutes 6 seconds west, 2.9 feet; thence north 87 degrees 59 minutes 20 seconds east, 3.8 feet; thence north 2 degrees 2 minutes 6 seconds west, 0.7 feet; thence north 87 degrees 57 minutes 54 seconds east, 10.5 feet; thence south 2 degrees 2 minutes 6 seconds east, 18.5 feet; thence north 87 degrees 57 minutes 54 seconds east, 5.2 feet to said point of beginning.

Contains 310 square feet (or 0.007 acres), more or less.

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

The part of the Property upon 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 the Existing Telecom Agreement(s), including but not limited as follows:

**Utilities and Telecommunications.** Grantee is herein granted, consistent with the Existing Telecom Agreement(s), a non-exclusive easement in, to, under and over the portions of the Property for ingress and egress to the Telecom Easement Area, shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, or any other space for placement of antennae, 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 the Existing Telecom Agreement(s), all rights of ingress and egress to and from the Telecom Easement Area, across the Property and through the building located on the Property, providing access to a publicly dedicated

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**roadway, along with the right to use such access easement for the development, repair, maintenance and removal of utilities providing service to the Telecom Easement Area and any related activities and uses.**

Property of Cook County Clerk's Office