

UNOFFICIAL COPY

Doc#: 1721346037 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2017 10:21 AM Pg: 1 of 1

Prepared By:
Trimont Real Estate Advisors, LLC
Attn: Jane Tracey – Paralegal
3500 Lenox Road, Suite G1
Atlanta, Georgia 30326
#2141901 / 6617001000

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **VSD 3 LLC**, for and in consideration of one (\$1.00) Dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED 02/08/07 AND KNOWN AS TRUST NO. 14324** all of the right, title, interest, claim or demand, whatsoever it may have acquired in, through or by a certain **MORTGAGE**, bearing date March 28, 2007 as Document No. 0710111062; and that Assignment of Rents recorded on April 11, 2007 as Document No. 0710111063; as assigned by that

- Assignment of Mortgage and Assignment of Rents and Leases from PNC BANK, NATIONAL ASSOCIATION SUCCESSOR TO Mid America Bank to VSD 4 LLC recorded April 24, 2015 as Document No. 1511446014;
- Assignment of Loan and Liens from VSD 4 LLC to VSD 3 LLC recorded May 20, 2016 as Document No. 1614157011;
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The property is located in Cook County, State of Illinois and is described as follows:

LOT 4 IN THOMAS J. ORINGER SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Tax Parcel Number: 12132010250000
Address of Real Estate: 4736 N. Olcott Ave., Harwood Heights, Illinois 60706

Except the coal, gas and other mineral rights excepted or reserved in prior conveyances.

This release does not release any covenants, warranties indemnities or other obligations of the borrower thereunder or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of the Mortgage Documents; provided, however, that this release shall act as a full release and termination of all liens, claims and interests against the property the Lender possesses under the Mortgage.

EXECUTED this 31 day of July, 2017.

VSD 3 LLC
By: Trimont Real Estate Advisors, LLC, attorney in fact and servicer
By: Schenell Martin
Name: Schenell Martin
Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Schenell Martin, personally known to me to be the Authorized Signatory of Trimont Real Estate Advisors, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, acknowledged before me this day that she signed, sealed and delivered the said instrument as her free and voluntary act as such Authorized Signatory of said partnership and as the free and voluntary act of said corporation as aforesaid for the uses and purposes therein set forth on this the 31 day of ~~May~~ July, 2017.

Jane Tracey
NOTARY PUBLIC
Henry County, GEORGIA
My Comm. Expires
09/08/2019

Jane Tracey
Notary Public