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Doc#: 1921046112 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/29/2019 09:54 AM Pg: 1 of 3

Prepared by and after Recording return to:

Pangea Mortgage Capital, LLC
Attn: Krusha Evans
549 W. Randolph St., 2nd Floor
Chicago, Illinois 60661

Permanent Tax Index Number(s):

29-01-300-005-0000;
29-01-300-011-0000; and
29-01-300-056-0000

Property Address(es):

4 Oak Court, Calumet City, IL 60409

This space reserved for Recordors use only.

RELEASE OF DOCUMENTS

PANGEA MORTGAGE CAPITAL, LLC, an Illinois limited liability company (the “**Lender**”), DOES HEREBY RELEASE the following documents encumbering the property described on Exhibit A attached hereto (the “**Released Property**”), which documents secure IN PART a loan in the amount of \$848,000.00 (the “**Loan**”) made to Park Harbor Village LLC, an Illinois limited liability company (the “**Borrower**”):

1. Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated December 11, 2017 and recorded December 14, 2017 as Document No. 1734806048 with the Cook County Recorder of Deeds (the “**Recorder**”); and
2. Assignment of Leases and Rents dated December 11, 2017 and recorded with the Recorder on December 14, 2017 as Document No. 1734806049.

THIS RELEASE AFFECTS THE RELEASED PROPERTY ONLY. EXCEPT FOR LENDER’S LIENS AND ENCUMBRANCES AGAINST THE RELEASED PROPERTY, THIS RELEASE SHALL NOT ADVERSELY AFFECT THE ENFORCEABILITY, VALIDITY, OR PRIORITY OF THE LOAN DOCUMENTS AND THE LIENS AND SECURITY INTERESTS CREATED BY ALL OTHER DOCUMENTS AND INSTRUMENTS EVIDENCING, SECURING OR GOVERNING THE LOAN, WHICH DOCUMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.

[Signature Page to Follow]

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF STONEY ISLAND AVENUE AS WIDENED WHICH IS 131.70 FEET EAST OF THE WEST LINE OF SAID SECTION 1 AND 133 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 1 AND RUNNING THENCE EAST ALONG A LINE WHICH IS 133 FEET NORTH OF THE SOUTH LINE OF SECTION 1 AND THE NORTH LINE OF PROPERTY OF PENNSYLVANIA RAILROAD COMPANY FOR A DISTANCE OF 800 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED LINE FOR A DISTANCE OF 375 FEET; THENCE WEST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SECTION 1 TO A POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH EAST LINE OF STONEY ISLAND AVENUE AS WIDENED; THENCE SOUTH ALONG SAID EASTERLY LINE OF STONEY ISLAND AVENUE AS WIDENED TO A PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 103 FEET OF THE SOUTH 133 FEET OF THE WEST 1300 FEET OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A STRIP OF LAND 20 FEET IN WIDTH IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 133 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 1, SAID POINT BEING 20.06 FEET EAST OF THE EAST LINE OF A TRACT CONVEYED TO FRANK BAZEK BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 14, 1948 AS DOCUMENT 14461204; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID TRACT A DISTANCE OF 395 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 804.25 FEET TO THE EAST LINE OF STONEY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF STONEY ISLAND AVENUE, A DISTANCE OF 20.06 FEET TO THE NORTH LINE OF THE AFORESAID TRACT; THENCE EAST ALONG SAID NORTH LINE OF SAID TRACT, A DISTANCE OF 785.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO AN INTERSECTION WITH SAID LINE DRAWN PARALLEL WITH AND 133 FEET NORTH OF SAID SOUTH LINE OF SECTION 1; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4 OAK COURT, CALUMET CITY, ILLINOIS 60409

PIN: 29-01-300-005-0000; 29-01-300-011-0000 and 29-01-300-056-0000

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IN WITNESS WHEREOF, the undersigned has signed this instrument, as of July 16, 2019.

PANGEA MORTGAGE CAPITAL, LLC
an Illinois limited liability company

By: [Signature]
Name: Peter Martay
Its: Authorized Signatory

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, Allison Simmons, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Peter Martay, the Authorized Signatory of Pangea Properties, the Authorized Signatory of Pangea Mortgage Capital, LLC, personally is known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that such person signed and delivered the said instrument as such person's own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of July 2019

[Signature]
Notary Public
Serial No. (if any): _____

