

# UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:  
Applegate & Thorne-Thomsen, P.C.  
425 S. Financial Place, Suite 1900  
Chicago, Illinois 60605  
Attention: Andrea Burke, Esq.

Doc# 1926045107 Fee \$89.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2019 03:35 PM PG: 1 OF 6

Property Address:  
See Attached Exhibit A

Property Identification No(s):  
See Attached Exhibit A  
41045965 (1 of 7)

## RELEASE OF MORTGAGE AND SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING, REDEVELOPMENT SUBORDINATION AND CONSENT AGREEMENT AND SUBORDINATION AND ATTORNMENT AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the **LSSC Investment Fund, LLC**, a Delaware limited liability company (the "Fund"), does hereby REMISE, RELEASE, CONVEY, and QUITCLAIM onto **FEDC NMTC, LLC**, an Illinois limited liability company ("FEDC"), all the right, title, interest, claim or demand whatsoever it may have acquired in, through the following documents: (i) Mortgage and Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated as of June 28, 2012 and recorded July 17, 2012 in the Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") as Document No. 1219957137 as assigned to the Fund by that certain Assignment of Real Estate Documents dated as of July 2, 2019 and recorded July 3, 2019 in the Recorder's Office as Document No. 1918416118; (ii) Redevelopment Subordination and Consent Agreement dated as of June 28, 2012 and recorded July 17, 2012 in the Recorder's Office as Document No. 1219957139, as assigned to the Fund by that certain Assignment of Real Estate Documents dated as of July 2, 2019 and recorded July 3, 2019 in the Recorder's Office as Document No. 1918416118; (iii) Subordination and Attornment Agreement dated as of June 28, 2012 and recorded July 17, 2012 in the Recorder's Office as Document No. 1219957140 as assigned to the Fund by that certain Assignment of Real Estate Documents dated as of July 2, 2019 and recorded July 3, 2019 in the Recorder's Office as Document No. 1918416118, and to the real estate described in such documents, as legally described on Exhibit A attached to and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining.

This Release of Mortgage and Security Agreement, Assignment of Leases and Rents, and Fixture Filing, Redevelopment Subordination and Consent Agreement and Subordination and Attornment Agreement was executed as of August 22, 2019 and is effective as of September 17, 2019.

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S N  
P 6  
S (177)  
M —  
SC Y  
E —  
INT —

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IN WITNESS WHEREOF, LSSC Investment Fund, LLC has duly executed this Release of Mortgage and Security Agreement, Assignment of Leases and Rents, and Fixture Filing, Redevelopment Subordination and Consent Agreement and Subordination and Attornment Agreement this 22 day of AUGUST, 2019.

**LSSC INVESTMENT FUND, LLC,**  
a Delaware limited liability company

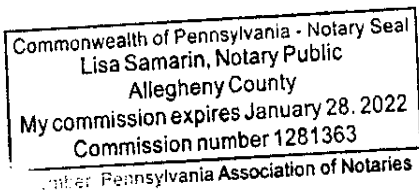
By: PNC New Markets Investment Partners, LLC,  
a Delaware limited liability company,  
its sole member and manager

By: Mallory Rinehart  
Mallory Rinehart, Vice President

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, LISA SAMARIN, a Notary Public in and for said County in the State aforesaid, hereby certify that Mallory Rinehart, personally known to me to be the Vice President of PNC New Markets Investment Partners, LLC, a Delaware limited liability company, the sole member and manager of LSSC Investment Fund, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that she signed and delivered the said instrument pursuant to authority given by said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth..

Given under my hand and notarial seal this 22 day of AUGUST, 2019.



Lisa Samarin  
Notary Public

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1

LOT 44 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACES), IN COOK COUNTY, ILLINOIS.

### PARCEL 2

LOT 39 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

### PARCEL 3

LOTS 33 AND 34 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

### PARCEL 4

LOTS 9 AND 10 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

### PARCEL 5

LOTS 11 AND 12 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

### PARCEL 6

LOT 13 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

### PARCEL 7

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LOTS 14 AND 15 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 8

THE SOUTH ½ OF LOT 17 AND ALL OF LOT 18 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 9

LOTS 26 THRU 32, BOTH INCLUSIVE, IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 10

LOT 23 (EXCEPT THE EAST 13 FEET THEREOF) AND ALL OF LOTS 24 AND 25 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 11

LOTS 19 TO 22, BOTH INCLUSIVE, AND THE EAST 13 FEET OF LOT 23 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES), IN COOK COUNTY, ILLINOIS.

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## PARCEL 12

LOTS 35 AND 36 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2  $\frac{1}{2}$  ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 13

LOT 40 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2  $\frac{1}{2}$  ACRES), IN COOK COUNTY, ILLINOIS.

## PARCEL 14

LOT 41 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  (EXCEPT 2  $\frac{1}{2}$  ACRES THEREOF), OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 15

LOT 38 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  (EXCEPT 2  $\frac{1}{2}$  ACRES THEREOF), OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 16

LOT 37 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  (EXCEPT 2  $\frac{1}{2}$  ACRES THEREOF), OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 17

LOTS 42 AND 43 IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST  $\frac{1}{2}$  OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  (EXCEPT 2  $\frac{1}{2}$  ACRES THEREOF), OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 18:

THE ALLEY VACATED BY ORDINANCE RECORDED JUNE 26, 2012 AS DOCUMENT NO. 1217834057. FURTHER DESCRIBED AS:

THAT PART OF THE 20 FOOT WIDE EAST/WEST PUBLIC ALLEY IN BLOCK 9 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST HALF OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 33 IN SAID BLOCK 9 IN LLOYD'S RESUBDIVISION AND WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 33 IN BLOCK 9 IN LLOYD'S RESUBDIVISION, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1907, AS DOCUMENT 4028556 AND THE CERTIFICATE OF CORRECTION THEREOF RECORDED MARCH 5, 1908, AS DOCUMENT 4168382, IN COOK COUNTY, ILLINOIS.

ADDRESSES AND PERMANENT INDEX NUMBERS:

6217 South Ingleside Avenue	20-14-315-005
6227-29 South Ingleside Avenue	20-14-315-008; 20-14-315-009
6237-39 South Ingleside Avenue	20-14-315-014; 20-14-315-028
6220-32 South Ellis Avenue	20-14-315-019; 20-14-315-020; 20-14-315-021; 20-14-315-022
6240 South Ellis Avenue	20-14-315-024
910 East 63 <sup>rd</sup> Street	20-14-315-025; 20-14-315-026; 20-14-315-027
6219 South Ingleside Avenue	20-14-315-006
6227 South Ingleside Avenue	20-14-315-007
6233 South Ingleside Avenue	20-14-315-010
6235 South Ingleside Avenue	20-14-315-011

All in Chicago, Illinois.