



\*2113957020\*

GNT20-0144  
4/3

Doc# 2113957020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2021 02:27 PM PG: 1 OF 5

Prepared by and  
after recording return to:

Winstead PC  
500 Winstead Building  
2728 N. Harwood Street  
Dallas, Texas 75201  
Attention: John C. Adolph

Permanent Index No. 25-31-116-030-0000

Property of Cook County Clerk's Office

**PARTIAL RELEASE OF LIEN**

STATE OF ILLINOIS       §  
  §  
COUNTY OF COOK       §

THIS PARTIAL RELEASE OF LIEN is made effective as of November 17, 2020 (this "*Partial Release of Lien*") by **REVERE HIGH YIELD FUND, LP**, a Delaware limited partnership, as Lender as defined in the Mortgage referred to below, having a place of business at 2301 Cedar Springs Road, Suite 200, Dallas, TX 75201 ("*Lender*"), in favor of **VETERANS SERVICES, LLC**, a Delaware limited liability company having its principal place of business at 70 SE 4<sup>th</sup> Avenue, Del Ray Beach, FL 33487 ("*Grantor*").

**RECITALS**

A. Grantor executed and delivered to Lender that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of November 6, 2020 (the "*Mortgage*") to secure the Obligations as defined in the Mortgage, including, but not limited to, a Term Note executed by Grantor in favor of Lender in the original principal amount of \$5,000,000.00. The Mortgage is recorded in the Real Property Records of Cook County, Illinois.

B. Under the Mortgage, Grantor has granted a lien and security interest in favor of Lender against the Mortgaged Property as defined in the Mortgage.

C. Grantor has requested that Lender release the property described on Exhibit A attached hereto and made a part hereof (the "*Released Property*") from the lien and security interest created by the Mortgage.

# UNOFFICIAL COPY

D. Lender has agreed to release its lien against the Released Property, subject to Grantor's agreement, which constitutes a portion of the consideration for Lender's release, that such release shall be limited to the Released Property and that Lender's lien shall remain intact as to all of the Mortgaged Property not described on Exhibit A but described in the Mortgage (collectively, the "*Retained Property*").

NOW, THEREFORE, for good and valuable consideration; the receipt, sufficiency and adequacy of which are hereby acknowledged, specifically including but not limited to Grantor's acknowledgment of Lender's continuing lien against the Retained Property, Lender does hereby **RELEASE and DISCHARGE** the Released Property, **BUT ONLY THE RELEASED PROPERTY**, from the lien created by the Mortgage.

This Partial Release of Lien shall in no manner release, affect or impair the lien created by the Mortgage against any of the Retained Property, and the Mortgage shall continue to be in full force and effect against all of the Retained Property in order to secure the payment and performance of the Obligations secured by the Mortgage.

This Partial Release of Lien shall not affect any liens or security interests created under other instruments. This Partial Release of Lien shall not affect the obligation of Grantor to pay the Obligations secured by the Mortgage according to its tenor and effect.

*[The remainder of this page is intentionally left blank. The signature page follows.]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender has executed this Partial Release of Lien as of the date of its notary certification below to be effective as of the date first above written.

**LENDER:**

**REVERE HIGH YIELD FUND, LP,**  
a Delaware limited partnership

By: Revere GP, LP, its General Partner

By: Revere Capital Corp., its General Partner

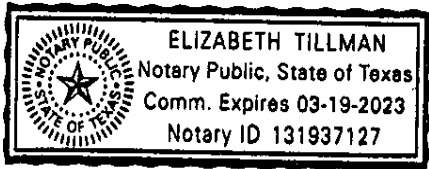
By:  \_\_\_\_\_

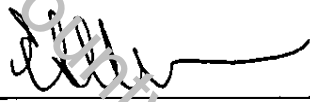
Name: Clark Briner

Title: Sole Shareholder

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11<sup>th</sup> day of November, 2020, by Clark Briner, the Sole Shareholder of Revere Capital Corp., the General Partner of Revere GP, LP, the General Partner of Revere High Yield Fund, LP, a Delaware limited partnership, on behalf of said limited partnership.



 \_\_\_\_\_  
Notary Public, State of Texas

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## EXHIBIT A

### The Released Property

THE SOUTH 31.50 FEET OF THE SOUTH 60.00 FEET MEASURED ON THE WEST LINE OF THAT PART OF BLOCK 12 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 12; THENCE RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 12, 169 1/2 FEET; THENCE RUNNING SOUTH 100.00 FEET; THENCE RUNNING EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12 TO ROCK ISLAND DUMMY RAILROAD RIGHT OF WAY; THENCE RUNNING NORTH ALONG SAID RIGHT OF WAY TO POINT OF BEGINNING, IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AGENT FILE NUMBER: 25-0144

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 12909 IRVING AVE, BLUE ISLAND, IL 60406

PIN: 25-31-116-030-0000

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500 Winstead Bldg.  
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Dallas, Texas 75201  
Attn: John C. Adolph

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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