

UNOFFICIAL COPY

Doc#: 2312819087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/08/2023 10:23 AM Pg: 1 of 3

Prepared By:
Record and Return to:
Project Funder LLC
Evelyn Friedman
When recorded, return to
Emilion Capital LLC
2999 NE 191st St Suite 808
Aventura, FL 33180
FILE NO.: E-2058
Property: (12350 S Emerald Ave, Chicago, IL 60628)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That We, **EMILION CAPITAL LLC**, a Florida Limited Liability Company, the owner and holder of a certain **ASSIGNMENT AND ASSUMPTION AGREEMENT**, recorded on **09/14/2022**, in **Official Doc# 2225746060**, of the Public Records of Cook County, Illinois, by and between **PROJECT FUNDER LLC**, a Florida Limited Liability Company and **EMILION CAPITAL LLC**, a Florida Limited Liability Company and a certain **MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**, recorded on **09/14/2022**, in **Official Doc# 2225746059** of the Public Records of Cook County, Illinois, executed by:

Chicagoland 84 LLC - 65_9726 S Emerald, Protected Series; Chicagoland 84 LLC - 66_12350 S Emerald, Protected Series; Chicagoland 84 LLC - 67_1305 N Monticello, Protected Series; Chicagoland 84 LLC - 71_1419 Greenwood, Protected Series; Chicagoland 84 LLC - 72_14720 Honore, Protected Series; Chicagoland 84 LLC - 74_15704 S Paulina, Protected Series; Chicagoland 84 LLC - 75_21 E 117th, Protected Series; Chicagoland 84 LLC - 78_3449 W 23rd, Protected Series; and Chicagoland 84 LLC - 81_7124 S Lowe, Protected Series, collectively as mortgagor
(Borrower)

securing a one certain Note signed on **June 22nd, 2022**, upon the property situate in said State and County described as follows, to-wit:

Legal address: **12350 S Emerald Ave, Chicago, IL 60628**
PIN# 25-28-300-036-0000

***SEE EXHIBIT "A" (PAGE #3) ATTACHED HERETO AND MADE A
*PART HEREOF;***

does hereby release from the lien of said mortgage the above-described real property.

This partial release shall in no way impair, alter, diminish the effect of the lien or encumbrance of the mortgage on any remaining portion of the mortgaged premises, or any rights and remedies of the holder of the mortgage.

SIGNATURES WILL FOLLOW

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WITNESS our hand and seal on this 05 day of November, 2022

EMILION CAPITAL LLC

By: Jorge Silberstein
As: Manager

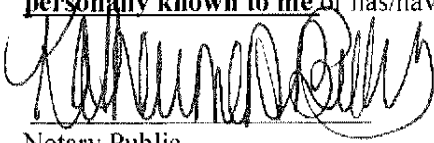


ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of **physical presence** OR online notarization, on this 05 day of November, 2022, by **Jorge Silberstein**, as **Manager** of **EMILION CAPITAL LLC**, a _____, on behalf of the corporation. **He**/she/they **is**/are **personally known to me** or has/have produced _____ as identification.

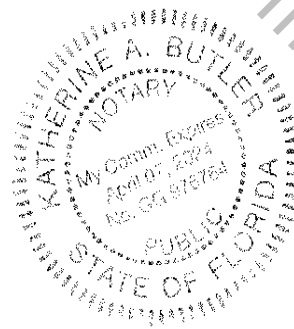


Notary Public

Katherine A. Butler
(Printed Name)

My Commission expires: **4-7-2024**

[Notary Seal]



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Exhibit A

LOT 20 (EXCEPT THE NORTH 20 FEET THEREOF), ALL OF LOT 21, AND LOT 22 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 4 IN SECOND ADDITION TO WEST PULLMAN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12350 S. Emerald Ave., Chicago, Illinois 60628 PIN: 25-28-300-036-0000

Property of Cook County Clerk's Office