

# UNOFFICIAL COPY

Doc#. 2312833030 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/08/2023 09:34 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: (1307 S. Avers Ave., Chicago, Illinois 60623)

## 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 10/11/2022, in Official Doc# 2228425014, 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 10/11/2022, in Official Doc# 2228425011 of the Public Records of Cook County, Illinois, executed by:

Chiagoland 84 LLC - 02\_10040 S Vernon, Protected Series; Chiagoland 84 LLC - 03\_10214 S La Salle, Protected Series; Chiagoland 84 LLC - 04\_1114 N Waller, Protected Series; Chiagoland 84 LLC - 07\_11325 S Champlain, Protected Series; Chiagoland 84 LLC - 09\_11677 S Wallace, Protected Series; Chiagoland 84 LLC - 11\_1223 S Keeler, Protected Series; Chiagoland 84 LLC - 12\_1242 S Tripp, Protected Series; Chiagoland 84 LLC - 15\_1307 S Avers, Protected Series; Chiagoland 84 LLC - 16\_13318 S Riverdale, Protected Series; and Chiagoland 84 LLC - 17\_1418 W 112th, Protected Series, collectively as mortgagor (Borrower)

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

Legal address: 1307 S. Avers Ave., Chicago, Illinois 60623  
PIN: 16-23-110-003-0000

**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 properties.

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 27 day of October, 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

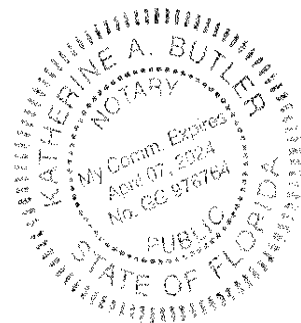
The foregoing instrument was acknowledged before me by means of a physical presence OR  online notarization, on this 27 day of October, 2022, by Jorge Silberstein, as Manager of EMILION CAPITAL LLC, a \_\_\_\_\_, on behalf of the corporation. He/she/they is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

  
Notary Public

[Notary Seal]

**Katherine A. Butler**  
(Printed Name)

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



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## Exhibit A

LOT 3 IN BLOCK 5 IN FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1307 S. Avers Ave., Chicago, Illinois 60623 PIN 16-23-110-003-0000

Property of Cook County Clerk's Office