

# UNOFFICIAL COPY



Doc# 2322055013 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/08/2023 12:37 PM PG: 1 OF 4

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Prepared by/Return to:  
Annabelle Dickerson  
Lima One Capital, LLC  
201 E. McBee Ave, #300  
Greenville, SC 29601

STATE OF ILLINOIS

"Cross Reference":

COUNTY OF COOK

Commercial Mortgage, Security Agreement and Fixture Filing recorded as Doc # 2202549161, County of Cook, Illinois records.

Assignment of Leases and Rents recorded as Doc # 2202549162, County of Cook, Illinois records.

## PARTIAL RELEASE

### KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, LA Investment Group, LLC (hereinafter referred to as "Mortgagor"), by that certain Commercial Mortgage, Security Agreement and Fixture Filing dated January 14, 2022, and recorded as Doc # 2202549161 of the official records of Cook County, Illinois (hereinafter the "Security Instrument"), mortgaged unto LIMA ONE CAPITAL, LLC, a Georgia limited liability company (hereinafter referred to as "Mortgagee"), the premises therein particularly described (hereinafter the "Mortgaged Property"); and

WHEREAS, in accordance with the terms and conditions of the loan secured by the Security Instrument, the Mortgagor has requested that Mortgagee release a portion of the Mortgaged Property as hereinafter described, from the lien and operation of the Security Instrument.

NOW THEREFORE, the Mortgagee, in consideration of the premises and the sum of Ten and 00/100 Dollars (\$10.00) to it paid by, or on behalf of the Mortgagor, the receipt and sufficiency of which is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of the above described Security Instrument, unto the Mortgagor, its heirs and assigns, all that piece, parcel or tract of land more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Released Parcel"), being a part of the Mortgaged Property conveyed by the above described Security Instrument.

This Partial Release also releases the Released Parcel from the lien, effect and operation of that certain Assignment of Leases and Rents dated January 14, 2022, and recorded as Doc # 2202549162 of the official records of Cook County, Illinois.

Handwritten signatures and stamps in the bottom right corner, including a large 'Y' and 'L' and a stamp with 'WNT' and a signature.

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the same, with the appurtenances, unto the Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Security Instrument and collateral documents, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Security Instrument or collateral documents on the remaining part of the Mortgaged Property not hereby released therefrom, or any of the rights and remedies of the holder thereof.

[signature on following page]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Mortgagee has caused these presents to be executed in its name, by its proper officers hereunto duly authorized, this 25<sup>th</sup> day of July, 2023.

LIMA ONE CAPITAL, LLC,  
a Georgia limited liability company



Print Name: Emily Diersing

By: 

Print Name: Annabelle Dickerson

Title: Post Closing Manager

STATE OF SOUTH CAROLINA )  
  ) SS:  
COUNTY OF GREENVILLE )

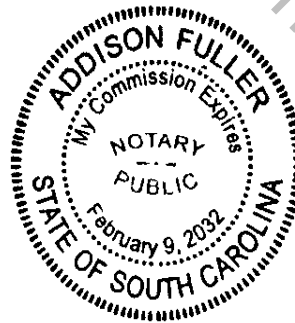
I, Addison Fuller, a Notary Public of the aforesaid County and State, certify that Annabelle Dickerson, personally came before me this day and acknowledged that she/he, is an authorized signor, of LIMA ONE CAPITAL, LLC, a Georgia limited liability company, and that she/he, as Post Closing Manager being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal (where an official seal is required by law) this the 25<sup>th</sup> day of July, 2023.

 [Signature of Notary Public]

(Official Seal)

My commission expires on: February 9, 2032



# UNOFFICIAL COPY

## EXHIBIT "A"

(Released Parcel)

Legal Description: LOT 17 (EXCEPT THE EAST 24 FEET 2 INCHES) AND THE EAST 18 FEET 9 INCHES OF LOT 18 IN BLOCK 11 IN CALUMET TRUSTEE'S SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1925 NO. 9137462, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-12-404-064-0000 (Vol. 287)

Property Address: 2250 East 100th Street, Chicago, Illinois 60617-5261

PROPERTY OF COOK COUNTY CLERK'S OFFICE