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\*2327934005\*

THIS INSTRUMENT WAS PREPARED BY:

Krusha Evans, Esq.  
549 W. Randolph Street, Floor 2  
Chicago, Illinois 60661

Doc# 2327934005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

AFTER RECORDING RETURN TO:

VPMC A I, LLC  
c/o PMC I, LLC  
549 W. Randolph Street, Floor 2  
Chicago, Illinois 60661  
Attn: Krusha Evans, Esq.

DATE: 10/06/2023 10:47 AM PG: 1 OF 5

Permanent Tax Index Number(s):  
20-21-325-021-0000

Commonly known as:

7000 S Parnell Ave  
Chicago, IL 60624

*This space reserved for Recordors use only.*

## RELEASE OF MORTGAGE DOCUMENTS

**VPMC A I, LLC**, a Delaware limited liability company (“**Lender**”), as successor to VPMC I, LLC, a Delaware limited liability company (“**VPMC**”) as successor to PANGEA MORTGAGE CAPITAL, LLC, an Illinois limited liability company (the “**PMC**”), **DOES HEREBY RELEASE AND FULLY DISCHARGE** the following documents encumbering the property described on Exhibit A attached hereto (the “**Released Property**”):

- (i) that certain Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents executed by Transforming Housing III LLC, an Illinois limited liability company dated December 3, 2021 and recorded February 1, 2022 as Document No. 2203255033 with the Cook County Clerk’s Recorder’s Office (the “**Recorder**”), and assigned to VPMC pursuant to that certain Assignment of Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, and of Assignment of Leases and Rents dated January 25, 2022 and recorded with the Recorder on April 14, 2022 as Document No. 2210412003, and subsequently assigned to Lender pursuant to that certain Assignment of Mortgage and Assignment of Assignment of Leases and Rents dated April 27, 2022 and recorded with the Recorder on January 6, 2023 as Document No. 2300641300 (the “**Assignment**”);

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- (ii) that certain Assignment of Leases and Rents dated December 3, 2021 and recorded February 1, 2022 as Document No. 2203255034 with the Recorder, and assigned to Assignor pursuant to that certain Assignment of Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, and of Assignment of Leases and Rents dated January 25, 2022 and recorded with the Recorder on April 14, 2022 as Document No. 2210412003, and subsequently assigned to Lender pursuant to the Assignment; and
- (iii) that certain Fixture Filing naming Transforming Housing III, LLC as Debtor and Pangea Mortgage Capital, LLC, as Secured Party and recorded February 1, 2022 as Document No. 2203255035 with the Recorder, and assigned to Assignor pursuant to that certain Fixture Filing Addendum recorded with the Recorder on April 14, 2022 as Document No. 2210412003, and subsequently assigned to Lender pursuant to the Assignment.

*[Signature Page Follows]*

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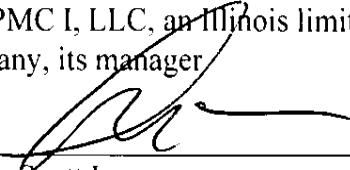
IN WITNESS WHEREOF, the undersigned has signed this instrument, as of  
October 4<sup>th</sup> 2023

Signed, sealed and delivered as of the date first above written.

By: **VPMC A I, LLC**, a Delaware limited liability company

By: VPMC I, LLC, a Delaware limited liability company

By: PMC I, LLC, an Illinois limited liability company, its manager

By:   
Name: Scott Larson  
Its: Authorized Signatory

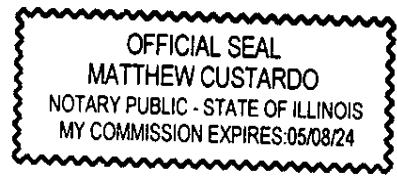
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK       )

I, MATTHEW R. CUSTARDO, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that SCOTT LARSON the AUTHORIZED SIGNATORY of VPMC A I, LLC, a Delaware limited liability company, personally know to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the free and voluntary act of said VPMC A I, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3<sup>rd</sup> day of October 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/8/2024



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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE-SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BETWEEN 70TH AND 71ST STREETS, WEST OF PARNELL AVENUE AND DESCRIBED AS FOLLOWS:

THE EAST 50.00 FEET OF LOTS 13 TO 21, INCLUSIVE IN BLOCK 5 OF L. W. BECK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO,

ALL OF LOT 1 AND THE EAST 22.00 FEET OF LOT 2 IN BOWES AND CRUICKSHANK'S RESUBDIVISION OF LOTS 22, 23 AND 24 OF BLOCK 5 OF L. W. BECK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO,

THE WEST 1/2 OF THE 14-FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2 AND 3 IN BLOCK 5 OF L. W. BECK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1 IN BOWES AND CRUICKSHANK'S RESUBDIVISION OF LOTS 22, 23 AND 24 IN BLOCK 5 OF L. W. BECK'S SUBDIVISION AFOREMENTIONED AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 16.00 FEET OF LOT 3 PRODUCED WEST 14.00 FEET; IN BLOCK 5 OF L. W. BECK'S SUBDIVISION AFOREMENTIONED, IN COOK COUNTY, ILLINOIS,

ALSO,

ALL THAT PART OF THE EAST/WEST 12-FOOT VACATED ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 AND 2 IN BOWES AND CRUICKSHANK'S RESUBDIVISION AFOREMENTIONED, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 21 AND LYING EAST OF AND ADJOINING A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 21 PRODUCED NORTH 12.00 FEET IN BLOCK 5 OF L. W. BECK'S SUBDIVISION AFOREMENTIONED.

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ALSO,

ALL OF LOTS 1 AND 2;

ALSO,

LOT 3 (EXCEPT THE SOUTH 16.00 FEET THEREOF);

TOGETHER WITH THE EAST 1/2 OF THE 14-FOOT VACATED ALLEY, LYING WEST OF AND ADJOINING SAID LOTS 1 AND 2, LYING WEST OF AND ADJOINING LOT 3 EXCEPT THE SOUTH 16.00 FEET THEREOF, ALL IN BLOCK 5 IN L. W. BECK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.s:

20-21-325-021-0000

20-21-325-022-0000

20-21-325-024-0000

Commonly known as: 7000 S. Parnell Ave., Chicago, IL 60621

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