

UNOFFICIAL COPY

Doc#: 2335413173 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 10:44 AM Pg: 1 of 3

Prepared By:
Record and Return to:
Evelyn Friedman
When recorded, return to
Emilion Capital LLC
2999 NE 191st St Suite 808
Aventura, FL 33180
FILE NO.: E-2058
Property: E-2058 (1242 S Tripp Ave Chicago, IL 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 **October 11th, 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 **October 11th, 2022**, in **Official Doc# 2228425011** of the **Public Records of Cook County, Illinois**, executed by:

Chicagoland 84 LLC - 02_10040 S Vernon, Protected Series; Chicagoland 84 LLC - 03_10214 S La Salle, Protected Series; Chicagoland 84 LLC - 04_1114 N Waller, Protected Series; Chicagoland 84 LLC - 07_11325 S Champlain, Protected Series; Chicagoland 84 LLC - 09_11837 S Wallace, Protected Series; Chicagoland 84 LLC - 11_1223 S Keeler, Protected Series; Chicagoland 84 LLC - 12_1242 S Tripp, Protected Series; Chicagoland 84 LLC - 15_1307 S Avers, Protected Series; Chicagoland 84 LLC - 16_13318 S Riverdale, Protected Series; and Chicagoland 84 LLC - 17_1418 W 112th, Protected Series, collectively as mortgagor (Borrower)

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

Legal address: 1242 S Tripp Ave Chicago, IL 60623
PIN: 16-22-202-038-0000

***SEE EXHIBIT "A" (ON 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 06 day of October, 2023

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 06 day of October, 2023, 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.

Jeanette Santiago
Notary Public

[Notary Seal]

Jeanette Santiago
(Printed Name)

My Commission expires: 4/17/2026

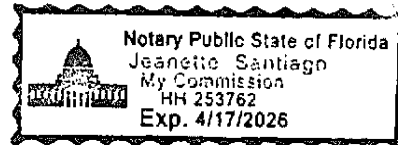


EXHIBIT A

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LEGAL DESCRIPTION

LOT 36 IN BLOCK 2 IN FRANCIS P CASEY'S SUBDIVISION OF BLOCKS 1 TO 4 IN SUBDIVISION BY L.C. FREER, RECEIVER OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1242 S. Tripp Ave., Chicago, Illinois 60623 PIN: 16-22-202-038-0000

Property of Cook County Clerk's Office