

ORDINANCE NO. 210275

Approving the plat of Brookwood at Antioch, an addition in Clay County, Missouri, on approximately 4.89 acres generally located at the northeast corner of N.E. 43rd Street and N. Antioch, south of I-35, creating 1 lot and 2 tracts for the purpose of constructing a 66 unit multi-family development; accepting various easements;; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00039)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Brookwood at Antioch, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

ORDINANCE NO. 210275

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 17, 2020.

Approved as to form and legality:


Eluard Alegre
Assistant City Attorney

This is to certify that General Taxes for 2022, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By 

Dated, July 5, 2023

This is to certify that General Taxes for 2024, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By 

Dated, April 9, 2025



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

APR 08 2021

Date Passed

Recorded in Clay County, Missouri



Recording Date/Time: 04/23/2025 at 12:24:14 PM

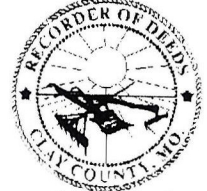
Book: 9921 Page: 61

Instr #: 2025009254

Pages: 3

Fee: \$27.00 E

FIRST AMERICAN TITLE

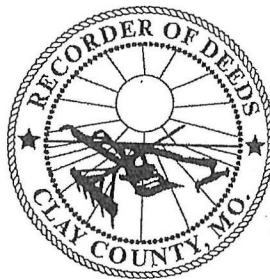


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to
RSMO 59.310.4 and this certificate has been added to your document
in compliance with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT-DO NOT REMOVE THIS PAGE

PL: Sandberg Phoenix
4600 Madison Ave, Ste 100
Kansas City, MO 64112

Recorded in Clay County, Missouri



Recording Date/Time: 04/23/2025 at 12:24:14 PM

Book: 9921 Page: 62

Instr #: 2025009256

Pages: 2

Fee: \$49.00 N

FIRST AMERICAN TITLE

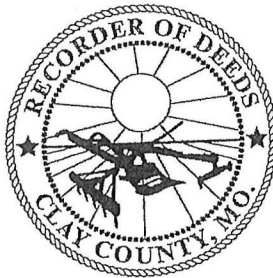


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that EDWIN LOWNDES (Trustee) and Housing Authority of Kansas City, Missouri a public body politic and corporate, whose address is 3822 Summit St, Kansas City, Missouri 64111, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by 43 Antioch, LLC, a Missouri limited liability company dated December 23, 2020 and recorded December 29, 2020 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2020051172, in Book 8915 at Page 91, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of BROOKWOOD AT ANTIOCH, recorded as Instrument Number 2025009253 in Book J at Page 731. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.
Book J Page 73.1

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 03 day of August, 2023.

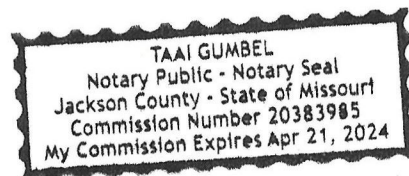
(SEAL)

By Edwin Lowndes
(Title)

In the State of Missouri, County of Jackson, on this 03 day of August, 2023, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Edwin Lowndes, to me personally known, who being by me duly sworn did say that he/she is Executive Director of the corporation named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the corporation and that said deed of release was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Executive Director acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

Taai Gumbel
Notary Public

My Commission expires 04/21/2024.



Recorded in Clay County, Missouri



Recording Date/Time: 04/23/2025 at 12:24:14 PM

Book: 9921

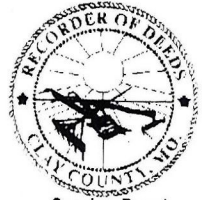
Page: 63

Instr #: 2025009257

Pages: 2

Fee: \$49.00 N

FIRST AMERICAN TITLE

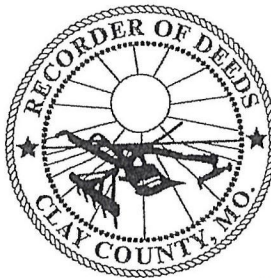


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

SUBORDINATION OF DEED OF TRUST
(PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that, Katherine Jerter-Boldt (Trustee) and Missouri Housing Development Commission, a body corporate and politic of the State of Missouri, with offices at 920 Main, Suite 1400, Kansas City, Missouri, 64105 as owner and holder of the note evidencing the debt secured by the Deed of Trust and Security Agreement executed by 43 Antioch, LLC, a Missouri limited liability company dated December 23, 2020 and recorded December 29, 2020 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2020051170, in Book 8915 at Page 89, Modification of Deed of Trust executed by 43 Antioch, LLC dated August 2022 and recorded October 3, 2022 in the office of the Recorder of Deeds, for Clay County, Missouri as Instrument Number 2022032387 in Book 9458 at Page 54 for value received does hereby subordinate the lien and effect of said Deed of Trust and Security Agreement and Modification of Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of BROOKWOOD AT ANTIOCH, recorded as Instrument No 2025009255 in Book 5 at Page 122. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust and Security Agreement and Modification of Deed of Trust and on the remaining property therein described.

By [Signature]
Jennifer Schmidt, Director of Operations

Pg 73.1

State of Missouri)
) SS:
County of Jackson)

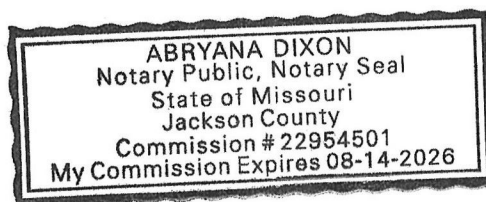
On this 25th day of May, 2023, before me appeared, Jennifer Schmidt, known to me personally and known to me to be the duly appointed Authorized Agent and the person who executed the aforesaid instrument by virtue of the authority vested in her by Chapter 215, R.S.Mo., 1994, as amended, and acknowledged that she executed the aforesaid instrument for an on behalf of the MISSOURI HOUSING DEVELOPMENT COMMISSION for the purpose therein expressed.

Given under my hand and seal of office this 25th day of May 2023.

[Signature]
Notary Public

My commission expires:

Abryana Dixon



Recorded in Clay County, Missouri



Recording Date/Time: 04/23/2025 at 12:24:14 PM

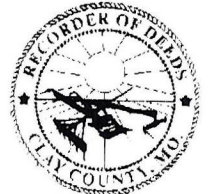
Book: 9921 Page: 64

Instr #: 2025009258

Pages: 2

Fee: \$49.00 N

FIRST AMERICAN TITLE

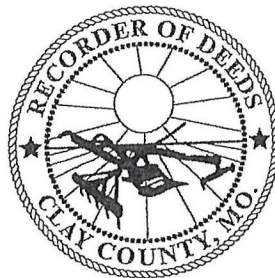


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that, City Attorney (Trustee), with offices located at 23rd Floor, City Hall, 414 E. 12th Street, Kansas City, Missouri 64106 and City of Kansas City, Missouri, a constitutionally chartered municipal corporation of the State of Missouri, whose address is 4th Floor, City Hall, 414 East 12th Street, Kansas City, Missouri 64106 as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by 43 Antioch, LLC, a Missouri limited liability company, dated December 23, 2020 and recorded February 19, 2021 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2021007262, in Book 8967 at Page 70, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of BROOKWOOD AT ANTIOCH, recorded as Instrument Number * , in Book 5 at Page 73.1. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

* 2025009255
IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 7 day of June, 2023.

(SEAL)

By

J P Brown
Jane P. Brown, Director
Housing & Community
Development Department

In the State of Missouri, County of Jackson, on this 7 day of June, 2023, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Jane P. Brown, to me personally known, who being by me duly sworn did say that he/she is Director of the corporation named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the corporation and that said deed of release was signed and sealed in behalf of said corporation by authority of its Board of Directors and said DIRECTOR acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

Kimberly Harris
Notary Public

My Commission expires 1-17-25.

KIMBERLY HARRIS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 17, 2025
JACKSON COUNTY
COMMISSION #17901332

Recorded in Clay County, Missouri



Recording Date/Time: 04/23/2025 at 12:24:14 PM

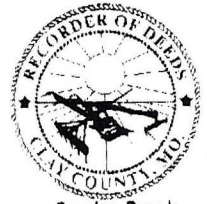
Book: 9921 Page: 65

Instr #: 2025009259

Pages: 4

Fee: \$55.00 N

FIRST AMERICAN TITLE

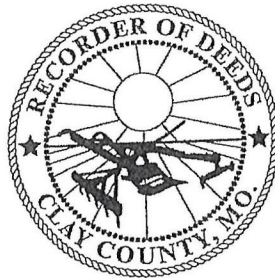


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that PRLAP, Inc, a Virginia corporation as Trustee for the benefit of BANK OF AMERICAN, N.A., a national banking association, whose address is Mail Code IL4-110-10-11, Bank of America Tower Chicago 110 N. Wacker Drive, Chicago, Illinois 60606-1511, as owner and holder of the note evidencing the debt secured by the Multifamily Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by 43 Antioch, LLC, dated May 30, 2023 and recorded May 31, 2023 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2023012269, in Book 9568 at Page 80, and Assignment of Leasehold Deed of Trust and other Documents executed by Bank of America, N.A. dated May 30, 2023 and recorded May 31, 2023 in the office of Recorder of Deeds for Clay County, Missouri as Instrument Number 2023012298 in Book 9568 at Page 109 for value received does hereby subordinate the lien and effect of said Multifamily Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leasehold Deed of Trust and other Documents to the easements and building lines and lot lines as shown on the property therein described on the Plat of BROOKWOOD AT ANTIOCH, recorded as Instrument No. 1, in Book J at Page 73.1.

202509255

Provided, however, that this subordination shall not prejudice the lien of said Multifamily Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leasehold Deed of Trust and other Documents on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 26 day of March, 2025.

IMPACT C.I.L., LLC

A Delaware limited liability

By 

Name: Andrew Zimmerman

Title: Director, Portfolio Manager

[CALIFORNIA NOTARY ACKNOWLEDGMENT PAGE FOLLOWS]

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 California

County of San Francisco)

On March 26, 2025 before me, Nicole Ames Notary Public
(insert name and title of the officer)

personally appeared Andrew Zimmerman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Ames (Seal)

