# **UNOFFICIAL COPY**

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Mail to

AMERICAN TITLE CORP. 1540 N. OLD RAND ROAD WAUCONDA, IL 60084 847-487-9200 Doc#: 0720649100 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/25/2007 03:03 PM Pg: 1 of 3

0104291

CITIMORTGAGE, INC P.O. BOX 790182 ST. LOUIS, MO 63179-U182 REFERENCE #2214271200°388 PREPARED BY: HARIKUMAR PLKIYASAMY WHEN RECORDED, RETURN TO: ALAN P HEPKER 3470 N. LAKESHORE DR APT 17C CHICAGO IL 606572877

MERS # NA Phone#:1-888-679-62/7
RELEASE OF MORTGAGE BY CORPO. ATION:

KNOW ALL MEN BY THESE PRESIN'S, THAT CITIBANK, N.A., SUCCESSOR BY MERGER TO CFSB, NATIONAL ASSOCIATION, A MITIONAL BANK RESULTING FROM THE CONVERSION OF CITIBANK FEDERAL SAVINGS BANK, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF NEW YORK HAVING ITS PRINCIPAL OFFICE 1000 TECHNOLOGY DRIVE, O'FALLON MISSOURI 63368-2240 FOR AND CONSIDERATION, OF ONE DOLLAR AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY CONFESSED, DOES HEREBY REMISE, CONVEY, RELEASE AND QUIT-CLAIM UNTO ALAN P HEPKER AND SUSAN M HEPKER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY OF THE COUNTY OF COOK STATE OF ILLINOIS, ALL RIGHTS TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER IT MY HAVE ACQUIRED IN, THROUGH OR BY A CERTAIN MORTGAGE DEED BEARING THE DATE OF 04/12/2006, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY IN THE STATE OF ILITHOIS IN THE BOOK NO. NA OF RECORDS ON PAGE NA AS DOCUMENT NO. 0613649070 TO THE PREMISES THEREIN DESCRIBED, SITUATE IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS AS FOLLOWS, TO-WTT:

SEE ATTACHED

TAX IDENTIFICATION #14-21-306-038-1039 COMMONLY KNOWN AS: 3470 LAKE SHORE DR N 17C CHICAGO IL 606572877

THE WESTERLY LINE OF SHERIDAN ROAD, 298.96 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20446824, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2380325, ON APRIL 1, 1968 (EXCEPT THAT PART FALLING IN UNITS NO. 4 TO 27 B, AS SAID UNITS ARE DELINEATED ON SAID SURVEY), IN COOK COUNTY, ILLINOIS.

3+

ILBAU.DOC

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22142712008388

THIS RELEASE IS MADE, EXECUTED AND DELIVERED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION.

IN TESTIMONY WHEREOF, THE SAID CITIBANK, N.A., SUCCESSOR BY MERGER TO CFSB, NATIONAL ASSOCIATION, A NATIONAL BANK RESULTING FROM THE CONVERSION OF CITIBANK FEDERAL SAVINGS BANK, HATH HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, ON 6/12/2007.

CITIBANK, N. J., SUCCESSOR BY MERGER TO CFSB, NATIONAL ASSOCIATION, A NATIONAL BANK RESULTING FROM THE CONVERSION OF CITIBANK FEDERAL SAVINGS BANK

BY:

PENNY TAYLOR

TIS CONTRACTOR OF THE PARTY OF VICE PRESIDENT )ss

STATE OF MISSOURI

COUNTY OF ST. CHARLES

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO CERTIFY THAT PENNY TAYLOR LERSONALLY KNOWN TO ME TO BE THE VICE PRESIDENT OF CITIBANK, N.A., SUCCESCON BY MERGER TO CFSB, NATIONAL ASSOCIATION, A NATIONAL BANK RESULTING FROM THE CONVERSION OF CITIBANK FEDERAL SAVINGS BANK, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH VICE PRESIDENT HAS SIGNED AND DELIVERED THE SAID INSTRUMENT OF WRITING AS SAID CORPORATION, AND CAUSED THE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS HIS/HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON 6/12/2007.

NOTARY PUBLIC

LISA M. HARRIS Notary Public - Notary Seal State of Missouri County of St. Louis My Commission Exp. 04/06/2008

FOR THE PROTECTION OF THE OWNER, THIS RELEASE NEEDS BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

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ACAPS #: 106030717188000

ATC FILE #: 0070360

Customer Name: Alan and Susan Hepker

### LEGAL DESCRIPTION

UNIT NO. 17C, TOGETHER WITH AN UNDIVIDED 1.66% INTEREST IN THE COMMON ELEMENTS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

#### PARCEL 1:

THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTH WESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 53..75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN:

### PARCEL 2:

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 200'G INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG