

# UNOFFICIAL COPY

Recording Requested By:  
VERDUGO TRUSTEE SERVICE CORPORATION



When Recorded Return To:  
MATTHEW M ALBINAK  
3037 N TROY ST 1W  
CHICAGO, IL 60618-6921

Doc#: 0732415011 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2007 08:33 AM Pg: 1 of 3



### SATISFACTION

CITIMORTGAGE, INC. #0653952945 "ALBINAK" Lender ID:03388/379029200 Cook, Illinois

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC. SUCCESSOR IN INTEREST BY MERGER TO ABN AMRO MORTGAGE GROUP, INC. holder of a certain mortgage, made and executed by MATTHEW M ALBINAK, A SINGLE MAN, originally to ABN AMRO MORTGAGE GROUP, INC., in the County of Cook, and the State of Illinois, Dated: 07/25/2006 Recorded: 08/23/2006 in Book/Real/Liber: N/A Page/Folio: N/A as Instrument No.: 0623502266, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 13-25-113-009-0000

Property Address: 3037 N TROY ST 1W, CHICAGO, IL 60613

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

CITIMORTGAGE, INC. SUCCESSOR IN INTEREST BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.  
On October 23rd, 2007

By: \_\_\_\_\_  
MARYLYN C BROWN, Vice-President




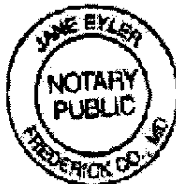
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STATE OF Maryland  
COUNTY OF Frederick

On October 23rd, 2007, before me, JANE EYLER, a Notary Public in and for Frederick in the State of Maryland, personally appeared MARYLYN C BROWN, Vice-President, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
\_\_\_\_\_  
JANE EYLER  
Notary Expires: 11/01/2009



Prepared By:  
SHERRY SHEFFLER, VENDOR TRUSTEE SERVICE CORP PO BOX 9443(1-800-283-7918), GAITHERSBURG, MD 20898

Property of Cook County Clerk's Office

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LOAN NUMBER: 653552945

BORROWER'S NAME: MATTHEW M ALBINAK, A SINGLE MAN

**Parcel 1:**

Unit No. 3037-1W in Troy Courtyard Condominium as delineated on Plat of Survey of the following described tract of land: Lot 40 (except the North 9.00 feet thereof) in Block 4 in Wisner's Subdivision of parts of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian; also Lot 38 (except the South 12.00 feet thereof) and all of Lot 39 in Said Block 4 in said Albert Wisner's Subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded July 24, 2006, as document no. 0620534001, as amended from time to time, together with its undivided percentage ownership in said parcel.

**Parcel 2:**

Exclusive right to the use of Storage Space S-6 as a limited common element as set forth in the Declaration of Condominium and survey attached thereto recorded as document 0620534001.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, flues, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.