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Doc#: 0830310007 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2008 09:03 AM Pg: 1 of 4

Property of Cook County Clerk's Office



Release of Deed

Full

Partial

Know all Men by these presents, that JPMORGAN CHASE BANK N.A.

consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto FEREIDOON A. YARANDI AND VICTORIA VAHDANI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP and its/his/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Bank may have acquired in, through or by a certain Mortgage dated 07/18/06 as Document Number 0623610022 Book N/A Page N/A recorded/registered in the Recorder's/Registrars Office of COOK County, in the State of Illinois applicable to the property, situated in said County and State, legally described as follows, to-wit:
SEE THE ATTACHED LEGAL
THE PARCEL #'S ARE 17-10-309-013-1462, 17-10-309-013-1505 & 17-10-309-013-1508

Property Address: 130 NORTH GARLAND COURT #5105
CHICAGO, IL 60602

PIN 17-10-309-013-1462

For the Protection of the Owner, this Release shall be filed with the Recorder or Registrar of Titles in whose office the Mortgage or Trust of Deed was filed.

00603000118254

UCW# 006515803-000

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PL
SK
MITE

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CHECK IF PARTIAL - if checked, the following apply

This Release is deemed and shall be construed solely as partial release of the aforementioned Mortgage and Assignments of Rents, which also covers other property and that the lien of said Mortgage and Assignment of Rents shall continue without abatement or interruption with respect to all of the Bank's right, title and interest in and to any and all other property still remaining subject to said liens and encumbrances.

Dated at LOUISVILLE, KY as of 08/22/08

JPMORGAN CHASE BANK N.A.

By: Sally Thomerson
SALLY THOMERSON
Its: AVP

Attest: Cynthia Langford
CYNTHIA LANGFORD
Its: ASSOCIATE

State of Kentucky
County of JEFFERSON

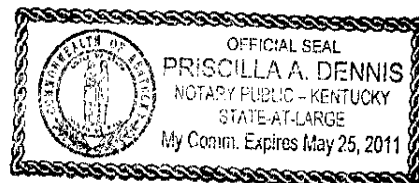
I, the undersigned, a Notary Public in and for County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers or authorized agents of JPMORGAN CHASE BANK N.A.

and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized agents of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their 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, the day and year first above written.

Priscilla A. Dennis
Notary Public

My Commission Expires: May 25, 2011



This instrument was prepared by: CYNTHIA LANGFORD

After recording mail to: JPMorgan Chase Bank, N.A. PO BOX 32096 LOUISVILLE KY 40232-2096

00603000118254

UCN# 006515803-000

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EXHIBIT A



0623610022

RECORDATION REQUESTED BY:

JPMorgan Chase Bank, NA
Lake Forest Private Client
Services LPO
300 E. Illinois
2nd Floor
Lake Forest, IL 60045

Doc#: 0623610022 Fee: \$48.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2006 09:37 AM Pg: 1 of 13

WHEN RECORDED MAIL TO:

Private Client Services Loan
Servicing
P.O. Box 32096
Louisville, KY 40232-2096

LCN#

006515803-00



00603000118254/5004

FOR RECORDER'S USE ONLY

This Mortgage prepared by:

JUDITH WINGADER
JPMorgan Chase Bank, NA
300 E. Illinois
Lake Forest, IL 60045

MORTGAGE

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$1,170,000.00.

THIS MORTGAGE dated July 18, 2006, is made and executed between FEREIDON A. YARANDI and VICTORIA G. VAHDANI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is 2846 INDEPENDENCE AVE, GLENVIEW, IL 60026 (referred to below as "Grantor") and JPMorgan Chase Bank, NA, whose address is Lake Forest Private Client Services LPO, 300 E. Illinois, 2nd Floor, Lake Forest, IL 60045 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in COOK County, State of Illinois:

See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 130 N GARLAND COURT #5105, CHICAGO, IL 60602. The Real Property tax identification number is 17-10-309-013-1462, 17-10-309-013-1505 & 17-10-309-013-1508

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

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MIX
16-16

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Fax: 8476150631

Jul 20 2006

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P. 02

GF No. 1316816

Continuation of Schedule A

Exhibit A

4. Legal description of the land:

PARCEL 1:

Unit 4803 and Parking Space P-6-129 together with the exclusive right to use of the limited common element storage space numbered S-808-2 in the Heritage At Millennium Park Condominium as delineated and defined on the plat of survey of the following described parcels of real estate: Parts of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest fractional quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "C" to the declaration of condominium recorded December 16, 2004 as Document Number 0435103109, as amended from time to time, together with their undivided percentage interest in the common elements.

PARCEL 2:

Easement appurtenant for the benefit of Parcel 1 as created by the declaration of covenants, conditions, restrictions and easements recorded December 16, 2004 as Document Number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described therein. (Said land commonly referred to as the retail parcel).

Commonly known as: 130 N. Garland Ct. #4803 Chicago, IL 60607.

First American Title Insurance Company