

UNOFFICIAL COPY



First American

CERTIFICATE OF RELEASE



Doc#: 13212127 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2013 01:34 PM Pg: 1 of 2

Date: July 08, 2013

Title Order No.: 2404927

Name of Mortgagor(s): Yakov Popkov
Name of Original Mortgagee: Mortgage Electronic Registration Systems Inc as nominee for CitiMortgage Inc
Name of Mortgage Servicer (if any): CitiMortgage, Inc
Mortgage Recording: Volume: Page: or Document No.: 1021426187

The above referenced mortgage has been paid in accordance with the payoff statement and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release.

The person executing this certificate of release is an officer or duly appointed agent of a title insurance company authorized and licensed to transact the business of insuring titles to interest in real property in this State pursuant to Section 30 of the Mortgage Certificate of Release Act.

This certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or part of the property described in the mortgage.

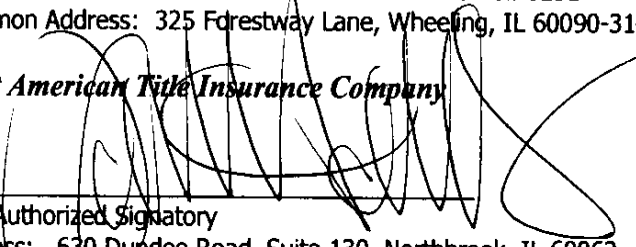
The mortgagee or mortgage servicer provided a payoff statement.

The property described in the mortgage is as follows:

See Attached Exhibit "A"

Permanent Index Number: 03-02-418-093-0000 Vol. 0231
Common Address: 325 Forestway Lane, Wheeling, IL 60090-3141

First American Title Insurance Company

By: 
Its: Authorized Signatory
Address: 630 Dundee Road, Suite 130, Northbrook, IL 60062
Telephone No.: (847)272-5945

State of Illinois)
County of Cook)ss

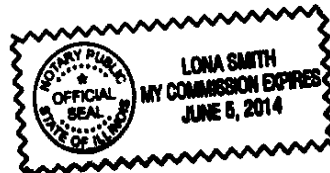
This instrument was acknowledged before me on July 08, 2013 by as Authorized Signatory of First American Title Insurance Company.



Notary Public, State of Illinois
My commission expires: 6-5-14

Prepared By: Martin J. Cann, First American Title Insurance Company, 27775 Diehl Road, Warrenville, Illinois 60555

Mail To: Yakov Popkov, 2830 Harrison ST, Glenview, IL 60025



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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

UNIT 3-A LOT 4-CLUSTER 37 IN SHADOW BEND PHASE III, A SUBDIVISION OF A TRACT OF LAND, BEING A PART OF LOTS 2 AND 5 IN THE RESUBDIVISION OF GEORGE STRONG'S FARM IN SECTION 2 AND THE WEST 1/2 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1885, IN BOOK 20, OF PLATS AT PAGE 15, AS DOCUMENT 625294 AND PART OF LOT 1 OF OWNER'S SUBDIVISION OF PART OF THE OLD FILKINS FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST AND PART OF LOT 3 OF OWNER'S SUBDIVISION OF SECTION 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHADOW BEND PHASE III, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 10, 1973 AS DOCUMENT NUMBER 2690976, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON JUNE 22, 1973 AS DOCUMENT NUMBER 2699913.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 23114276 AND LR 2813052 AND AS CREATED IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1967 AND KNOWN AS TRUST NUMBER 33823 TO EARL KOZACEK AND WILMA KOZACEK, HIS WIFE, DATED JUNE 26, 1978 AND FILED JULY 20, 1978 AS DOCUMENT LR 3033261 IN COOK COUNTY, ILLINOIS.

Proprietary
Cook County Clerk's Office