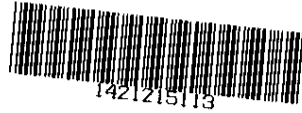


UNOFFICIAL COPY



Doc#: 1421215113 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2014 01:59 PM Pg: 1 of 2

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

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. Ann. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that JPMORGAN CHASE BANK, N.A., owner of record of a certain mortgage from MATTHEW DAVIS AND TRACI FLOWERS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., dated June 22, 2013 and recorded on July 8, 2013, in Volume Book N/A, at Page N/A, and/or as Document 1318908133 in the Recorder's Office of COOK County, State of Illinois, does hereby acknowledge that it has received full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage upon property situated to wit:

See exhibit A attached

TAX PIN: 13-36-303-037-1022 13-36-303-037-1012

Property Address: 3021 W ARMITAGE AVE UNIT 06, CHICAGO, IL 60647

Witness the due execution hereof by the owner and holder of said mortgage on July 18, 2014.

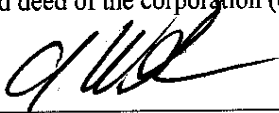
JPMORGAN CHASE BANK, N.A.


DONNA ACREE
Vice President



State of Louisiana
Parish/County of OUACHITA

On July 18, 2014, before me appeared DONNA ACREE, to me personally known, who did say that he/she the Vice President of JPMORGAN CHASE BANK, N.A., and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she acknowledged the instrument to be the free act and deed of the corporation (or association).


IRA D BROWN - 16206, Notary Public
LIFETIME COMMISSION



Prepared by/Record and Return to:
Lien Release
JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, La 71203
Telephone Nbr: 1-866-756-8747

Loan No.: 1153228067
Outbound Date: 07/11/14
MERS Phone, if applicable: 1-888-679-6377
Min: 100196399004307649

S Y
P 2
S N
M K
SC Y
E Y
INT Y

UNOFFICIAL COPY

EXHIBIT A

UNIT 406 AND PARKING SPACE NUMBER P-8 IN THE ARMITAGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT: PARCEL 1 (RETAIL UNIT C1) THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET; THENCE EAST, A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST, A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A DISTANCE OF 42.56 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.25 FEET; THENCE WEST A DISTANCE OF 16.78 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE EAST, A DISTANCE OF 5.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITAGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007 AS DOCUMENT NUMBER 0702510048 AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-36-303-037-1022 and 13-36-303-037-1032