

**Prepared by:**

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**When Recorded return to:**

UST-Global  
Recording Department  
345 Rouser Road; Suite 200  
Moon Township PA 15108

**RELEASE OF MORTGAGE**

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

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, owner of record of a certain mortgage from **JAMES V MURPHY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC.**, dated **02/26/2013** and recorded on **03/08/2013**, in Book **N/A**, at Page **N/A**, and/or Document **1306708039** 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/Parcel Identification number: **13-36-228-046-1053,13-36-228-046-1061**

Property Address: **2740 W ARMITAGE AVE APT 206S CHICAGO, IL 60647**

Witness the due execution hereof by the owner and holder of said mortgage on 09/11/2014.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Arlethia Reed  
Vice President

State of Louisiana }  
Parish of Ouachita }

On **09/11/2014**, before me appeared **Arlethia Reed**, to me personally known, who did say that he/she the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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).

Vicki C. Knighten - 54231, Notary Public  
**Lifetime Commission**



Loan No.: 1129188240

MIN: **100196399003634712**  
MERS Phone (if applicable): **1-888-679-6377**

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## EXHIBIT "A"

UNITS 206S AND P-36 IN THE ARMITAGE FRANCIS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32 IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26 INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

COMMERCIAL PROPERTY

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.81 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.13 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 102.39 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 12 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.42 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 WEST ARMITAGE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE WEST, A DISTANCE OF 17.00 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.92 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 20.46 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.92 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 10.98 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.90 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 5.02 FEET; NORTH, A DISTANCE OF 8.15 FEET; EAST, A DISTANCE OF 0.26 FEET; NORTH, A DISTANCE OF 11.25 FEET; WEST, A DISTANCE OF 2.00 FEET; NORTH, A DISTANCE OF 11.86 FEET; EAST, A DISTANCE OF 17.04 FEET; NORTH, A DISTANCE OF 15.60 FEET; WEST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 9.90 FEET; EAST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 0.30 FEET; EAST, A DISTANCE OF 22.90 FEET; SOUTH, A DISTANCE OF 14.33 FEET; EAST, A DISTANCE OF 7.65 FEET; SOUTH, A DISTANCE OF 8.01 FEET; EAST, A DISTANCE OF 12.05 FEET; SOUTH, A DISTANCE OF 26.22 FEET; WEST, A DISTANCE OF 1.70 FEET; SOUTH, A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

AND ALSO PARKING AREA FOR COMMERCIAL PROPERTY

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.72 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.78 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC

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ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 2.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 57.07 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 37 MINUTES 59 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE, BEING ALONG THE WESTWARD EXTENSION OF THE LINE OF THE FACE OF AN INTERIOR WALL OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 WEST ARMITAGE AVENUE IN CHICAGO, A DISTANCE OF 24.60 FEET; THENCE THE FOLLOWING EIGHT COURSES AND DISTANCES BEING ALONG THE FACES OF INTERIOR WALLS OF SAID BUILDING AND AT RIGHT ANGLES TO EACH PRECEDING COURSE: SOUTH, 22.70 FEET; EAST, 4.27 FEET; SOUTH, 4.90 FEET; WEST, 4.27 FEET; SOUTH, 30.75 FEET; WEST, 22.23 FEET; NORTH, 1.28 FEET; THENCE WEST 1.97 FEET TO THE POINT OF BEGINNING.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 26, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL, AS DOCUMENT NUMBER 0736015121, AND AMENDMENT TO INCLUDE ADDITIONAL LAND RECORDED ON MARCH 28, 2008, AS DOCUMENT 0808816037 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, IL.

Property of Cook County Clerk's Office