

UNOFFICIAL COPY

Prepared by:

LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE LA 71203
Telephone No.: 1-866-756-8747

Doc#: 1526847141 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2015 09:56 AM Pg: 1 of 3

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Coraopolis PA 15211

RELEASE OF 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 **PHILIP M ABELLERA AND SHELLY ABELLERA** to **JPMORGAN CHASE BANK, N.A.**, dated **01/27/2010** and recorded on **03/03/2010**, in Book **N/A**, at Page **N/A**, and/or Document **1006205080** 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: **17-09-301-009-1070, 17-09-301-010-1050**

Property Address: **650 W WAYMAN ST 205C CHICAGO, IL 60661**

Witness the due execution hereof by the owner and holder of said mortgage on 09/25/2015.

JPMORGAN CHASE BANK, N.A.



Vicki Strickland
Vice President

State of LA }
Parish of Ouachita }

On **09/25/2015**, before me appeared **Vicki Strickland**, 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).



Mary Blanche - 64436, Notary Public
Lifetime Commission

MARY BLANCHE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 64436

Loan No.: 1610275428

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

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Loan No: **1610275428**

EXHIBIT A

PARCEL 1:

UNIT 205C IN THE TRIO I CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED THAT PART OF ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 27.39 FEET ALONG THE SOUTH LINE OF SAID LOT 1 THROUGH 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 70.61 FEET ALONG SAID SOUTH LINE OF LOT 1 THROUGH 11; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST 72.59 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 7.10 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST 0.54 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 11.42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 24.60 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 89.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST 96.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0723403023, in Cook County, Illinois

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0723403023.

Parcel 3:

GU-50 IN THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A

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MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF

SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED, THAT PART OF ABOVE DESCRIBED AS FOLLOWS: LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 37.08 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 9.18 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 01 DEGREES 01 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING 96.82 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST TO THE WEST LINE OF SAID LOT 11 317.59 FEET, THENCE NORTH 00 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF LOT 11 60.48 FEET, THENCE NORTH 89 DEGREES 14 MINUTES 54 SECONDS EAST 317.43 FEET TO THE EAST LINE OF LINE OF SAID LOT 1, THENCE SOUTH 01 DEGREES 01 MINUTES 49 SECONDS EAST ALONG EAST LINE OF LINE OF SAID LOT 1 64.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 4 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE, in Cook County, Illinois