

# UNOFFICIAL COPY

BC: 784057  
Instrument Prepared By:  
Clinton J. David, Attorney  
Fox Rothschild LLP  
5420 LBJ Freeway, Suite 1200  
Dallas, Texas 75240

Doc#: 1530355007 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2015 08:42 AM Pg: 1 of 3

When Recorded Return To:  
Linda Hilton  
c/o CLMG Corp.  
7195 Dallas Parkway  
Plano, Texas 75024

## SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that Beal Bank USA f/k/a Beal Bank Nevada (the "Lender"), whose address is 1970 Village Center Circle, Suite 1, Las Vegas, Nevada 89134, located in Clark County, Nevada, holder of a certain Mortgage (the "Mortgage"), whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

**Grantor:** Panagiotis Floudas

**Original Lender:** Citizens Bank & Trust Co. of Chicago

**Dated:** September 9, 2005

**Date Recorded:** September 20, 2005

**Document #:** 0526335397

**Loan Amount:** \$625,000.00

**Property Address:** 5035 W. Lawrence, Chicago, IL 60630

**Legal Description:** See Exhibit "A" attached hereto and made a part hereof

**Tax Parcel Number:** 13-16-201-037-0000 and 13-16-201-038-0000

**County:** Cook

The Mortgage was assigned by the Federal Deposit Insurance Corporation as Receiver for Citizens Bank and Trust Company of Chicago, Chicago, Illinois, as assignor, to the Lender, as assignee, pursuant to that certain Gap Assignment and Transfer of Lien, executed on October 1, 2015, to be effective as of September 10, 2010, and recorded immediately prior to this Satisfaction of Mortgage.

The Mortgage was assigned by Beal Bank, USA, a Nevada thrift company, formerly known as Beal Bank Nevada, as assignor, to Beal Bank USA f/k/a Beal Bank Nevada, as assignee, pursuant to that certain Assignment of Mortgage (IL), executed on June 7, 2012, recorded on November 13, 2012, as Document No. 1231831007, in the County Recorder's Office of Cook County, Illinois, and re-recorded immediately prior to the Satisfaction of Mortgage to correct the chain of title.

The Mortgage was modified by Panagiotis Floudas, a resident of the State of Illinois, Floudas Automotive, Inc., an Illinois corporation, and Beal Bank USA f/k/a Beal Bank Nevada, a Nevada thrift, pursuant to that certain Loan Modification and Extension Agreement, dated March 9, 2012, recorded on October 12, 2012, as Document No. 1228615020, in the County Recorder of Deeds of Cook County, Illinois.

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IN WITNESS WHEREOF, the Lender, by the officer duly authorized, has duly executed the foregoing instrument on October 28, 2015.

Beal Bank USA f/k/a Beal Bank Nevada

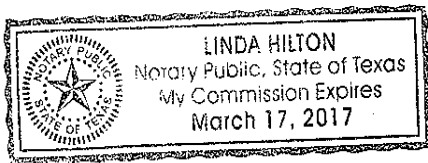
By: [Signature]  
Name: Douglas Kroiss  
Title: Designated Signatory DK

### ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

On October 28, 2015, before me, Linda Hilton, personally appeared Douglas Kroiss, Designated Signatory of Beal Bank USA f/k/a Beal Bank Nevada, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the within instrument in the capacity vested in him for the purposes and consideration therein expressed.

[SEAL]



[Signature]  
Notary Public, State of Texas  
My commission expires: 3-17-2017

EXHIBIT "A"

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## PARCEL 1:

LOTS 2 AND 3 (EXCEPT THE EAST 15 FEET OF LOT 2) AND LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND OF LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1912 IN BOOK 117 OF PLATS PAGE 10 AS DOCUMENT 4957523 IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOT 5 (EXCEPT THAT PART OF LOT 5 AFORESAID LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 5 WHICH SAID POINT IS 101.8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

LOT 6 EXCEPT THAT PART OF LOT 6 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST LINE OF LOT 6 WHICH POINT IS 83 FEET SOUTH OF NORTHWEST CORNER OF NORTHEAST CORNER OF SAID LOT 6 THENCE ALONG A STRAIGHT LINE TO A POINT ON EAST LINE OF SAID LOT WHICH POINT IS 101.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## PARCEL 4:

LOT 7 (EXCEPT THAT PART LYING SOUTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 7 WHICH POINT IS 76 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT WHICH SAID POINT IS 100 FEET SOUTH OF THE NORTHEAST CORNER) IN RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

LOT 1 AND THE EAST 15.00 FEET OF LOT 2, IN THE RESUBDIVISION OF LOT 1 TO 6 (BOTH INCLUSIVE) AND LOTS 19 TO 24 (BOTH INCLUSIVE), IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, IL.