

# UNOFFICIAL COPY

Recording Requested By:  
VERDUGO TRUSTEE SERVICE CORPORATION

When Recorded Return To:  
JASON M ROMICK  
2 W DELAWARE PL UNIT2207  
CHICAGO, IL 60610-3412



Doc#: 1532713031 Fee: \$46.2  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/23/2015 09:56 AM Pg: 1 of 4

## RELEASE OF MORTGAGE

CITIMORTGAGE, INC. #124045635 "ROMICK" Lender ID:00180/1124045635 Cook, Illinois  
MIN #: 10001151124045635 (S) #: 1-888-679-6377

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

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. holder of a certain mortgage, made and executed by JASON M. ROMICK, AN UNMARRIED MAN, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., in the County of Cook, and the State of Illinois, Dated: 02/11/2015 Recorded: 02/19/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 1505008054, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. has a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 17-04-435-034-1139  
Property Address: 2 W DELAWARE PL 2207, CHICAGO, IL 60610

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

SYS  
P4  
SM  
VIYS  
SCYS  
E MO  
NTAR

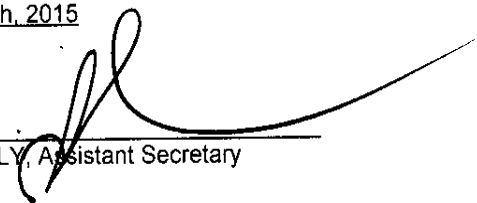
4 pgs.

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RELEASE OF MORTGAGE Page 2 of 2

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

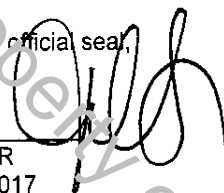
On October 29th, 2015

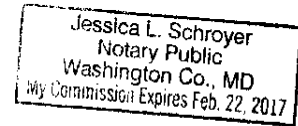
By:   
SHAWN LYERLY, Assistant Secretary

STATE OF Maryland  
COUNTY OF Washington

On this 29th day of October 2015, before me, the undersigned officer personally appeared SHAWN LYERLY, who made acknowledgment on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledges himself/herself to be the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary.

WITNESS my hand and official seal,

  
JESSICA L. SCHROYER  
Notary Expires: 02/22/2017



(This area for notarial seal)

Prepared By: V. ROBIN MYERS, VERDUGO TRUSTEE SERVICE CORP PO BOX 10003, HAGERSTOWN, MD 21747-0003  
1-800-283-7918

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LOAN NUMBER: 1124045635
BORROWERS NAME: JASON M. ROMICK, AN UNMARRIED MAN

REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**PARCEL 1:**

UNIT 2207 AND GU-217 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-135, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED MAY 27, 2010, AS DOCUMENT NUMBER 1014716029 FOR THE BENEFIT OF SAID LAND, AND GRANTOR HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, HEIRS OR ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND SET FORTH THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (3) APPLICABLE ZONING, PLANNED UNIT DEVELOPMENT AND BUILDING LAWS OR ORDINANCES AND RESTRICTIONS; (4) PUBLIC, PRIVATE AND UTILITY EASEMENTS, INCLUDING WITHOUT LIMITATION: THE DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES: WALTON ON THE PARK NORTH AND WESTON ON THE PARK SOUTH; THE EASEMENT AGREEMENT IN FAVOR OF THE SCOTTISH RITE CATHEDRAL PROPERTY, THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT; (5) ENCROACHMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND AGREEMENTS OF RECORD, INCLUDING WITHOUT LIMITATION THE EASEMENTS NOTED ABOVE; PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT GRANTEE'S QUIET USE AND ENJOYMENT OF THE DWELLING UNIT AS A RESIDENTIAL CONDOMINIUM; (6) THE DECLARATION OF CONDOMINIUM FOR THE WALTON ON THE PARK SOUTH CONDOMINIUMS, RECORDED MAY 27, 2010, AS DOCUMENT #1014716029, (WHICH DECLARATION, AMONG OTHER THINGS, INCLUDES NOTICE OF GRANTEE'S WAIVER OF THE IMPLIED WARRANTY OF HABITABILITY), AND OTHER PROJECT DOCUMENTS, AND ANY AMENDMENTS AND EXHIBITS THERETO; (7) THE PROVISIONS OF THE ILLINOIS CONDOMINIUM ACT; (8) ACTS DONE OR SUFFERED BY GRANTEE, OR ANYONE CLAIMING,

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BY, THROUGH, OR UNDER GRANTEE; (9) LIENS AND OTHER MATTERS FOR WHICH STEWART TITLE GUARANTY COMPANY HAS COMMITTED TO INSURE GRANTEE AGAINST LOSS OR DAMAGE FORTHWITH.

DEED TYPE: SPECIAL WARRANTY DEED GRANTORS: WALTON ON THE PARK SOUTH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND GRANTEES: JASON M. ROMICK DATED: 8/3/2010, RECORDED DATE: 8/11/2010 IN INSTRUMENT NO. 1022326019.  
CONSIDERATION: \$10.00

Property of Cook County Clerk's Office