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Recording Requested By:

VERDUGO TRUSTEE SERVICE CORPORATION

When Recorded Return To: JEREMY NETZEL 852 ASHLAND AVE N # 3 CHICAGO, IL 60622



Doc#: 1602922003 Fee: \$44.25 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/29/2016 08:16 AM Pg: 1 of 3



RELEASE OF MORTGAGE

CUSTOM #:2715221673 "NETZ :L" Lender ID:2214 Cook, Illinois PIF: 12/11/2015

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

KNOW ALL MEN BY THESE PRESENTS and CITIBANK, N.A. holder of a certain mortgage, made and executed by JEREMY A NETZEL AND DANIELE NETZEL HUSBAND AND WIFE AS TENANTS BY TEH ENTIRETY, originally to CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION, in the Coun y of Cook, and the State of Illinois, Dated: 01/09/2015 Recorded: 01/21/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 1502139038, does hereby acknowledge full payment and satisfaction of the same, and in consideration there of does hereby cancel and discharge said mortgage.

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 17-06-432-034-1004

Property Address: 852 ASHLAND AVE N APT 3, CHICAGO, IL 60622-5147

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument. -/OPT OFFICE

CITIBANK, N.A.

On December 30th, 2015

By: SHAWN LYERLY, DOCUMENT CONTROL **OFFICER**

STATE OF Maryland COUNTY OF Washington

On this 30th day of December 2015, before me, the undersigned officer personally appeared SHAWN LYERLY, who made acknowledgment on behalf of CITIBANK, N.A., who acknowledges himself/herself to be the DOCUMENT CONTROL OFFICER of CITIBANK, N.A., a corporation, and that he/she as such DOCUMENT CONTROL OFFICER, 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 DOCUMENT CONTROL OFFICER.

WITNESS my hand and official seal

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

Jessica L. Schrover Notary Public Washington Co., MD My Commission Expires Feb. 22, 2017

(This area for notarial seal)

"RM*RM5CITM*12/21/2015 12:37:00 AM* CITM04CITM000000000000000008474668* ILCOOK* 2715221673 ILSTATE_MORT_REL *SL1*SL1CITM*

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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILL IN O.3, TO WIT:

PARCEL 1:

UNIT NUMBER 5 IN THE 852 N. ASHLAND CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 1/2 OF LOT 15 IN BLOCK 17 IN JOHNSTON S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH ANNGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID PREMISES LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 8), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF COUNTY MINIUM RECORDED AS DOCUMENT NUMBER 0629018062; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PASKING SPACE P-3 AND DECK AS TO UNIT 3 AND BALCONY A TO UNIT 3, A LIMITED COMMON FLEMENT. A DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID Γ CL \text{NRATION}, AMENDED FROM TIME TO TIME.

PIN # 17-06-432-034-1004

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM 852 ASHLAND LLC TO JEREMY A NETZEL AND DANIELE NETZEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, DATED 02/06/2012 RECORDED ON 03/15/2012 IN DOC UMENT NO 1207542095, IN COOK COUNTY RECORDS, STATE OF IL.
PLEASE NOTE: THIS PROPERTY IS A PLANNED UNIT DEVELOPMENT IN 852 ASHLAND CONDOMINIUM ASSOCIATION, RECORDED IN ,

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RÉLEASE OF MORTGAGE Page 2 of 2

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

Property of County Clerk's Office