

# UNOFFICIAL COPY

## RELEASE OF MORTGAGE BY CORPORATION

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

Doc#: 1613750117 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2016 11:21 AM Pg: 1 of 4

After Recording Mail To:  
**Michael Raitzik**  
**Faye Raitzik**  
6154 N Central Park Avenue  
Chicago IL 60659

Loan Number: 1600020690

**BankFinancial**, F.S.B. formerly known as Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, a corporation existing under the laws of the UNITED STATES OF AMERICA, for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby Remise, Convey, Release and Quit-Claim unto **Michael Raitzik and Faye Raitzik, husband and wife** all the right, title, interest, claim or demand whatsoever it may have acquired in the below described property described in that Mortgage bearing date of **June 2, 2003** and recorded in the Recorder's Office of Cook and recorded in the State of Illinois as Document No. **0317011358** and a bearing date of and recorded in the Recorder's Office of County, in the State of as Document No. the premises therein described, situated in the County of Cook and the State of Illinois follows, to wit:

Parcel Number: 13-01-100-007-000

Property Address: 6341 N Kedzie Avenue #2, Chicago IL 60639

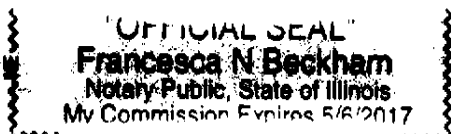
**BankFinancial**, F.S.B. formerly known as Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, has caused its corporate seal to be affixed, and to be signed by its **Loan Services Officer** and attested by this **April 26, 2016**

By:   
**Christopher P Keating, Vice President/Loan Services Officer**

STATE OF ILLINOIS} SS.  
COUNTY OF DUPAGE

I the **UNDERSIGNED**, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY** that, **Christopher P Keating** personally known to me to be the **Vice President/Loan Services Officer** of **BankFinancial**, F.S.B. formerly known as Financial Federal TSB, and as successor by merger with Success National Bank and Downers Grove National Bank and acquired University National Bank, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that such **Loan Services Officer** signed and delivered the said instrument as **Loan Services Officer** of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of the said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this **April 26, 2016**



  
Notary Public

This document prepared by: **BankFinancial**, F.S.B. 15W060 N. Frontage Road Burr Ridge, IL 60524

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## LEGAL DESCRIPTION

**LOT 37 IN KRENN AND DATO'S DEVON-KEDZIE ADDITION TO NORTH EDGEWATER,  
A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.**

**Parcel Number: 13-01-100-007-000**

**Property Address: 6341 N Kedzie Avenue #2, Chicago IL 60659**

Property of Cook County Clerk's Office

## UNOFFICIAL COPY

## FULL PAYMENT CERTIFICATE

City of Chicago Department of Finance  
 131 North State Street, Suite 300  
 Chicago, Illinois 60601  
 Tel: 312-437-2400  
 Fax: 312-437-2401  
 www.cityofchicago.org

CERTIFICATE #:	857874	DATE:	04/18/2016	AKA	
BOOK		Page		MCM(s)	

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.  
 FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # 1 OF 1 (QTY)

## 1. PREMISES INFORMATION

PREMISES ADDRESS(ES): 6341 N KEDZIE AVE  
 PROPERTY INDEX # (S): 13 01 100 007

## ADDITIONAL INFORMATION:

## 2. BUYER/GRANTEE INFORMATION

NAME: roberto castro

EMAIL:

PHONE: 312-972-6464

## BUYER REQUESTS FUTURE BILL BE MAILED TO:

NAME: roberto castro

ADDRESS: 6341 N KEDZIE AVE CHICAGO IL 60659

## 3. SELLER/GRANTOR INFORMATION

NAME: michael ratzik

EMAIL:

PHONE: 773-454-6688

## 4. APPLICANT INFORMATION

COMPANY NAME: MGR Title Services

NAME: Gary DeCraff

EMAIL: mgrtitle@aol.net

PHONE: 815-464-1313

**ACKNOWLEDGMENT** - Applicant, as named above, requests that the City of Chicago register its bid to bid to reflect the transfer or pending transfer of the above premises that is the subject of this application. If new service charges accrue to the account prior to transfer of ownership of the subject property, the Department of Finance reserves the right to recalculate the balance owed. Under penalties provided by law pursuant to Section 1-109 of the Code of Civil Procedure, Applicant certifies that the statements set forth in this document are true and correct. Applicant acknowledges that persons who make material false statements may be fined not less than \$500, nor more than \$1,000, plus three times the City's damages, litigation costs, collection costs, and attorney's fees pursuant to Section 1-21-010 of the Municipal Code of Chicago.

Applicant acknowledges that if he, she or it acquired the above listed premises pursuant to a foreclosure foreclosure, any full payment certificate issued pursuant to this application will reflect a zero balance as of the execution date shown on the judicial deed, not as of the date of this application.

Initial here if property acquired pursuant to judicial deed.

Acct# 427630-427630

Utility Charge \$ 94.35

FPC CHARGE \$ 50

Acct# \_\_\_\_\_

Utility Charge \$ \_\_\_\_\_

FPC CHARGE \$ \_\_\_\_\_

Based Upon  FINAL METER READING TAKEN 04 / 06 / 2016

NON-METERED \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER

2. CLOSING BASED UPON A NON-METERED TRIM MUST OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE

3. ATTORNEYS ARE RESPONSIBLE FOR PAYING FROM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.  
 AUTHORIZATION DATE: 04 / 06 / 2016 FPC COMPLETION DATE: 04 / 18 / 2016

## OFFICE USE ONLY



# CERTIFICATE OF ZONING COMPLIANCE

Department of Planning and Development  
City Hall, Room 905  
121 N. La Salle Street  
Chicago, IL 60602-1211

Phone: 312-744-6317  
TTY: 312-744-2950  
No fax filing permitted  
Hours: 8:30 a.m.- 4:15 p.m.

Date Received:

COC - ZONING

A Certificate of Zoning Compliance certifies the number of dwelling units at a property that are legal under the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago). This form is for use with buildings containing one to five dwelling units that are not condominiums or co-ops. Please read the instructions and disclaimers on both sides of this form before filling out this application.

This Certificate may be picked up on:

APR 27 2016

After 7 days, this Certificate will be mailed to the Owner listed in Section 4.

## Part One: Application for Certificate of Zoning Compliance

**INSTRUCTIONS:** This section must be filled out completely, signed by the owner or the owner's agent, and presented in person or by mail to the Department of Planning and Development. Payment of a \$120.00 fee is required at the time this application is filed, payable to "City of Chicago Dept. of Revenue." Please clearly print or type.

1. Address of the Property: 6341 N. Kedzie Ave

2. PIN: 13 - 01 - 100 - 007 - 0000

3. Number of Dwelling Units at the Property	Main or Front Building	Rear or Other Building
Basement		
First Floor	1	
Second Floor	1	
Third Floor		
Other (specify)		
<b>Total:</b>	<b>2</b>	

## 4. Owner Information:

Name: Michael Raitzik

Address: 6154 N. Central Park

City: Chgo State: IL Zip: 60659

## 5. Contact Person:

Name: Kelly Olson

Phone: 312-528-3820

6. I, the undersigned, certify that the information provided above is true, correct, and complete.

Signature: [Signature]

Date: 4-18-16

Print Name: [Signature]

Owner  Agent

DEPARTMENT OF PLANNING AND DEVELOPMENT ONLY  
DO NOT FILL IN BELOW THIS LINE.

## Part Two: Certificate of Zoning Compliance

The application is:  Approved  Denied

**DISCLAIMER:** This Certificate does not certify a dwelling unit's compliance with the Chicago Building Code or the permit requirements of the Chicago Building Code.

SIMBUN CCAO @ PL

ZONING COMPLIANCE  
COC - APR 19 2016

Certified as TWO total dwelling units