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Recording Requested By: PHH Mortgage Corporation (PHHM)

When Recorded Return To: Lien Release Department PHH MORTGAGE CORPORATION (PHHM) 1760 WEHRLE DRIVE WILLIAMSVILLE, NY 14221

Doc#. 1618015004 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/28/2016 08:30 AM Pg: 1 of 2

RELEASE OF MORTGAGE

PHH Mortgage Corporation (r HF,M) # 7122242212 "JAMES" Lender ID N28 Cook, Illinois MIN #: 100020071222422128 S(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 MORIGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR CHARLES SCHWAB BANK ITS SUCCESSORS AND ASSIGNS holder of a certain mortgage, made and executed by WILLIAM R JAMES. A MARRIED MAN, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHARLES SCHWAB BANK, ITS SUCCE 39 ORS AND ASSIGNS, in the County of Cook, and the State of Illinois, Dated. 08/30/2011 Recorded. 09/15/2011 in Book Reel/Liber N/A Page/Folio N/A as Instrument No : 1125804123, 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: County:

COOK

Property Address: 412 Custer Avenue

EVANSTON, IL 60202

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

LOT 2 IN EAST RIDGE ADDITION TO EVANSTON. BEING A SUBDIVISION OF THE EAST 298.00 FEET OF THE SOUTH 7.56 CHAINS OF THE NORTH 14.63 CHAINS OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 47 MORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 4, 1923 AS DOCUMENT NUMBER 8131128 IN COOK COUNTY, ILLINOIS

TAX ID # 11-30-110-023-0000

For information only: Property Address: 412 CUSTER AVENUE, EVANSTON, IL 60202.

Assessor's/Tax ID No. 11301100230000

Property Address: 412 CUSTER AVENUE, EVANSTON, IL 60202

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

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RELEASE OF MORTGAGE Page 2 of 2

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR CHARLES SCHWAB BANK ITS SUCCESSORS AND ASSIGNS

On June 24th/2016

TOAN QUOC VU, Assistant Secretary

STATE OF New York **COUNTY OF Erie**



On the 24th day of lure in the year 2016 before me, the undersigned Notary Public in and for said State, personally appeared TOAN QUOC VU, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the can'e in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person up in behalf of which the individual(s) acted, executed the instrument

WITNESS hand and official sear

KATHLEEN A. KLINE

Notary Expires. 06/08/2019 #01KL4898087

Qualified in Erie County

Prepared By.

nherst, . Candace Morgan, PHH Mortgage Corporation (PHHM) 220 Northpointe Pk 1/4, Imherst, NY 14228