

UNOFFICIAL COPY

Prepared by:

LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE LA 71203
Telephone No.: 1-866-756-8747

Doc#: 1621157022 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 09:18 AM Pg: 1 of 2

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RELEASE OF MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, owner of record of a certain mortgage from **DAVID C KOCKLER** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, dated **01/20/2010** and recorded on **02/08/2010**, in Book N/A, at Page N/A, and/or Document **1003903004** in the Recorder's Office of Cook County, State of Illinois, does hereby acknowledge that it has received full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage upon property situated to wit:

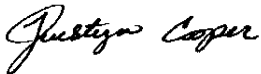
See exhibit A attached

Tax/Parcel Identification number: **13-36-303-037-1011, 13-36-303-037-1027**

Property Address: **3021 W ARMITAGE AVE UNIT 303 CHICAGO, IL 60647**

Witness the due execution hereof by the owner and holder of said mortgage on **07/28/2016**.

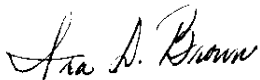
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.



Justyn Cooper
Vice President

State of LA }
Parish of Ouachita }

On **07/28/2016**, before me appeared **Justyn Cooper**, to me personally known, who did say that he/she the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she acknowledged the instrument to be the free act and deed of the corporation (or association).



Ira D Brown - 16206, Notary Public
Lifetime Commission

IRA D. BROWN
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 16206

Loan No.: 1018806119

MIN: **100196399000392017**
MERS Phone (if applicable): **1-888-679-6377**

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LOAN NO.: 1018806119

EXHIBIT "A"

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS AND BEING DESCRIBED IN A DEED DATED 02/21/2008 AND RECORDED 04/08/2008 AS INSTRUMENT NUMBER 0809911107 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

UNIT NUMBER 303 AND PARKING SPACE NUMBER P-3 IN THE ARMITEGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4 AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 38, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT:

PARCEL 1 (RETAIL UNIT C1)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION +18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 1.67 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET; THENCE EAST, A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST, A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 26.17 FEET; THENCE WEST, A DISTANCE OF 42.56 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION +18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 6.31 FEET; THENCE EAST, A DISTANCE OF 0.88 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.25 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.26 FEET; THENCE WEST A DISTANCE OF 16.71 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE EAST, A DISTANCE OF 5.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITEGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007 AS DOCUMENT NUMBER 0702516048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.