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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#: 1625147099 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 01:14 PM Pg: 1 of 5

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RELEASE OF MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **KELLY DUNN AND ALEKSAN KERZEE-STAMATELOPOULOS** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PERL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, dated **05/30/2013** and recorded on **07/16/2013**, in Book **N/A**, at Page **N/A**, and/or Document **1319712286** 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: **14-30-400-075-1066, 14-30-400-075-1066**

Property Address: **2614 N CLYBOURN AVE UNIT 415 CHICAGO, IL 60614**

Witness the due execution hereof by the owner and holder of said mortgage on **09/06/2016**.

JPMORGAN CHASE BANK, N.A.



Demeatress L. Randle
Vice President

State of LA }
Parish of Ouachita }

On **09/06/2016**, before me appeared **Demeatress L. Randle**, to me personally known, who did say that he/she the **Vice President** of **JPMORGAN CHASE BANK, N.A.**, 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

Loan No.: 1153076989

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

MIN: **100120002000592153**
MERS Phone (if applicable): **1-888-679-6377**

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Loan: 1153076989

Exhibit 'A'

PARCEL 1

UNIT 415 AND PU 5 IN THE RIVER BEND LOFTS CONDOMINIUM AS DELIENATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

A TRACT OF LAND BEING PART OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTH EAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 138.60 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 120 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF CLYBORUN AVENUE; THENCE SOUTHWASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 100.95 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO AND EASEMENT FOR THE BENEFIT OF THE AFORESAID PROPERTY AND OTHER PROPERTY AS CREATED BY AND AS SET FORTH IN DEED RECORDED MARCH 17, 1950 AS DOCUMENT 14756573 AND IN DEED RECORDED NOVEMBER 1, 1951 AS DOCUMENT 15207254 FOR INGRESS AND EGRESS TO AND FROM CLYBORUN AVENUE; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94595243 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY AND AS SET FORTH IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1946 AND KNOWN AS TRUST NUMBER 33450 TO THE CHICAGO RUBBER BUILDING CORPORATION, A CORPORATION OF ILLINOIS, DATED MAY 2, 1950 AND RECORDED MARCH 17, 1950 AS DOCUMENT 14756573 AND AS SET FORTH IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1946 AND KNOWN AS TRUST NUMBER 33450 TO THE ASBESTOS & MAGNESIA MATERIALS CO., A CORPORATION OF ILLINOIS, DATED OCTOBER 31, 1951 AND RECORDED NOVEMBER 1, 1951 AS DOCUMENT 15207251 AS PART OF A COMMON ROADWAY FOR INGRESS AND EGRESS TO AND FROM CLYBOURN AVENUE OVER AND UPON A STRIP OF LAND 6 FEET IN WIDTH, BEING THE SOUTHEASTERLY 6 FEET AND THE SOUTHWESTERLY 6 FEET OF THE PREMISES CONVEYED BY DEED RECORDED MARCH 17, 1950 AS DOCUMENT 14756573, SAID PREMISES BEING DESCRIBED AS FOLLOWS:

A. TRACT OF LAND BEING PART OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE) SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTH EAST 1/4 AND BEING ALSO 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.85 FEET TO AN INTERSECTION WITH THE EXTENSION NORTHEASTERLY OF THE CENTER LINE OF A 17 INCH WALL OF A BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 0 SECONDS FROM NORTHWESTERLY TO SOUTHWESTERLY WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; A DISTANCE OF 120 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.95 FEET; THENCE NORTHEASTERLY PERPENDICULAR OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION, OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST QUARTER AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND BEING DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1515.57 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY, FOR A DISTANCE OF 376.05 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES, FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12-INCH WALL TO A FOUR-STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET TO THE INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF AFORESAID CLYBOURN AVENUE AND THROUGH A POINT 1394.14 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET TO THE INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF AFORESAID CLYBOURN AVENUE AND THROUGH A POINT 1359.83 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHWESTERLY ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 90.70 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 395.05 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 155.74 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET, TO THE HEREBINAbove DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST QUARTER AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND BEING DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1515.57 FEET SOUTHEASTERLY OF THE SOUTH LINE OF DIVERSEY PARKWAY, FOR A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90

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DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12-INCH WALL TO A FOUR-STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET; THENCE NORTHEASTERLY ALONG A LINE HEREIN DESIGNATED AS LINE "A" FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET TO THE INTERSECTION WITH A LINE PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1385.12 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY DRIVEWAY AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE FOR A DISTANCE OF 71.87 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 186.73 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 86.34 FEET, TO THE INTERSECTION WITH THE HEREINABOVE DESIGNATED LINE "A"; THENCE SOUTHEASTERLY ALONG SAID LINE "A" 16.53 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office