

UNOFFICIAL COPY

Recording Requested By:
WELLS FARGO HOME MORTGAGE

When Recorded Return To:
LIEN RELEASE DEPT
WELLS FARGO HOME MORTGAGE
MAG E0501-022
P.O. BOX 1992
SAN BERNARDINO, CA 92402



Doc# 1701719055 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2017 11:52 AM PG: 1 OF 3



RELEASE OF MORTGAGE

WFHM - CLIENT 708 #:0153043721 "NEAL" Lender ID:720003/349127832 Cook, Illinois

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 Wells Fargo Bank, N.A. holder of a certain mortgage, made and executed by HOLLAND A. NEAL, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., in the County of Cook, and the State of Illinois, Dated: 08/08/2006 Recorded: 08/23/2006 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 0623526040, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No. 16-05-322-022-0000

Property Address: 254 W. CHICAGO AVENUE, UNIT C, OAK PARK, IL 60302

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

Wells Fargo Bank, N.A.
On November 28th, 2016

By: 
ANGELINA SERRANO, Vice President
Loan Documentation

S 9
P 3
S N
M N
SC 9
E 9
INT DT

D.T.

UNOFFICIAL COPY

RELEASE OF MORTGAGE Page 2 of 2

STATE OF California
COUNTY OF San Bernardino

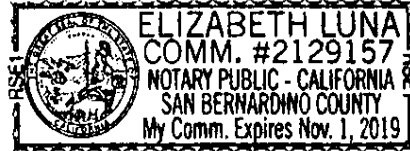
On November 28th, 2016 before me, ELIZABETH LUNA, Notary Public, personally appeared ANGELINA SERRANO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



ELIZABETH LUNA
Notary Expires: 11/01/2019 #2129157



(This area for notarial seal)

Prepared By:

Angelina Serrano, WELLS FARGO HOME MORTGAGE E0501-022, 1003 E BRIER DR, SAN BERNARDINO, CA 92408 800-572-3358

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1: UNIT 'C' OF THE 254 CHICAGO AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 50 FEET OF THE WEST 156 FEET OF LOT 3 IN BLOCK 8 IN JOHN JOHNSTON, JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "D" in the Declaration of Condominium Ownership recorded on _____, 2006, as Document _____, in the office of the Recorder of Deeds of Cook County, Illinois, together with its undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

Parcel 2: The exclusive right to the use of Parking Space P-C, as a Limited Common Element to Unit C, as delineated on a survey to the condominium recorded as document number _____.

CKA: 254 W. Chicago, Oak Park, IL 60302
PIN: 16 05 322 022

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Oak Park; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by the 254 W. Chicago Avenue Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners of title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.