

**Prepared By and Mail To:**

Veverka, Rosen & Haugh  
180 N. Michigan Ave., Ste. 900  
Chicago, Illinois 60601  
Tel: (312) 372 - 3665



Doc# 1706744058 Fee \$68.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 02:50 PM PG: 1 OF 4

**Record Against PIN:**

13-12-211-041-1008

13-12-211-041-1023

**Property Address:**

2652 W. Rascher Ave.

Unit 203 & P-8

Chicago, Illinois 60625

[Space Above This Line For Recorder's Use Only]

ALEKSANDR STARTSEV, an individual ("Mortgagee"), is the legal owner and Holder of a Promissory Note secured by the following instruments (the "Security Documents"):

- (a) Mortgage dated **May 30, 2014** and recorded **June 11, 2014** as Document Number **1416244049**, against the property commonly known as **2652 W. Rascher Ave., Unit 203 & P-8, Chicago, IL 60625**, executed and delivered by **Valeri Startsev ("Mortgagor")**.
- (b) Assignment of Rents dated **May 30, 2014** and recorded **June 11, 2014** as Document Number **1416244050**, against the property commonly known as **2652 W. Rascher Ave., Unit 203 & P-8, Chicago, IL 60625**, executed and delivered by **Mortgagor**.

Mortgagee does hereby REMISE and RELEASE all of the right, title, interest, claim and demand whatsoever Mortgagee may have acquired in, through or by said Mortgage and said Assignment of Rents in, on or to the Premises located in Cook County, Illinois, and more particularly described herein

LEGAL DESCRIPTION: SEE ATACHED EXHIBIT A

STREET ADDRESS: 2652 W. Rascher Ave., Unit 203 & P-8, Chicago, IL 60625

PARCEL IDENTIFICATION NUMBER: 13-12-211-041-1008 & 13-12-211-041-1023

[signature page follows]

# UNOFFICIAL COPY

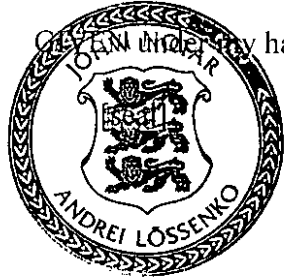
This **RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS** is authorized and executed this 15 day of February, 2017.

**ALEKSANDR STARTSEV**, an individual

*Aleksandr Startsev*

STATE OF Ida-Virumaa )  
COUNTRY OF Estonia

I, the undersigned, a Notary Public in and for said County and State, certify that **ALEKSANDR STARTSEV**, an individual, is the person whose name is subscribed to the foregoing instrument, personally appeared before me this day and severally acknowledged that s/he signed and delivered the said instrument as her/his free and voluntary act and the free and voluntary act of said corporation for the uses and purposes therein set forth.



I hereby hand the Notarial Seal this 15 day of February, 2017.

*Andrei Lössenko*  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT A: LEGAL DESCRIPTION

### PARCEL 1:

Unit 203 in the 2652 West Rascher Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 2652 West Rascher Condominium Association made by 2652 West Rascher, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0527239095 as amended from time to time, together with its undivided percentage interest in the common elements.

### PARCEL 2:

Unit P-8, a Parking Space in the 2652 WEST RASCHER CONDOMINIUM, as delineated on a survey of the following described real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 3:

The exclusive right to the use of storage space 14, a limited common element, as delineated in the aforesaid Declaration of Condominium as S-14 recorded in Cook County, Illinois

# UNOFFICIAL COPY

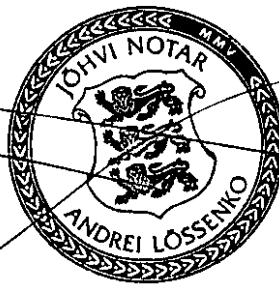
**The number of the notary act in the notary register 221.**

Affixed in Jõhvi on the 15<sup>th</sup> of February 2017

I, notary public of Jõhvi Andrei Lõssenko at my notary public office at Rakvere 5A, Jõhvi, Jõhvi parish, Ida-Viru county, Republic of Estonia, have attested to *the authenticity of the signature* put in my presence by **Aleksandr Startsev**, date of birth - 26.01.1958, personal identity code 35801262242, residence: Ööbiku street 9, Pühajõe willage, Toila parish, Ida-Viru county, Republic of Estonia. The identity of the signatory is confirmed by notary public on the basis of presented residence permit card: № PB0045614, date of issue 03.08.2015.

**The facts stated in the documents presented prior to the attestation to the authenticity of the signature have not been checked by the notary public.**

Notary fees: 12,75 euros. (LNF § 31 i 12)  
 VAT 20% 2,55 euros.  
 Total: 15,30 euros.



The present document contains

**three (3)** pages bound and sealed.

**15<sup>th</sup> of February 2017**

Notary