

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#. 1711508315 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2017 12:42 PM 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 **BABAK BAKHTIARI AND KATHLEEN MCDONALD BAKHTIARI** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SERVICES III, LLC, ITS SUCCESSORS AND ASSIGNS**, dated **12/20/2012** and recorded on **01/07/2013**, in Book **N/A**, at Page **N/A**, and/or Document **1300701036** 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: **17-17-211-045-1002**

Property Address: **1043 W MONROE ST #2 CHICAGO, IL 60607**

Witness the due execution hereof by the owner and holder of said mortgage on 04/24/2017.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.



Angela Williams
Vice President

State of Louisiana }
Parish of Ouachita Parish }

On **04/24/2017**, before me appeared **Angela Williams**, 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).



Doris O Britton - 67753, Notary Public
Lifetime Commission

Doris O. Britton
Ouachita Parish, Louisiana
Lifetime Commission, Notary
ID # 67753

Loan No.: 1695116604

MIN: 100588312120624769
MERS Phone (if applicable): 1-888-679-6377

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Loan No.: 1695116604

EXHIBIT "A"

PARCEL 1:

UNIT 2 IN 1043 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 116.67 FEET OF LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING FROM SAID TRACT THE SOUTH 12.00 FEET THEREOF AND ALSO EXCEPTING FROM SAID TRACT THE EAST 106.60 FEET THEREOF;

AND

LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 IF LOT 1 IN BLOCK OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 12.00 FEET OF SAID TRACT AND ALSO EXCEPTING THE NORTH 116.67 FEET OF SAID TRACT AND ALSO EXCEPTING THE EAST 106.56 FEET OF SAID TRACT;

AND

THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE WEST 106.56 FEET THEREOF;

AND

LOT 2 IN AFORESAID ASSESSOR'S DIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2 AND ALSO EXCEPTING THE WEST 106.56 FEET OF SAID LOT 2.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617245068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED ATO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617245068.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.