

# 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#. 1714615230 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2017 12:43 PM Pg: 1 of 2

**When Recorded return to:**

UST-Global  
Recording Department  
PO Box 1178  
Coraopolis PA 15211

**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 **WILLIAM RANDLE DIPPELL AND DIANE M. FAUNDA** to **JPMORGAN CHASE BANK, N.A.**, dated **03/20/2012** and recorded on **04/02/2012**, in Book **N/A**, at Page **N/A**, and/or Document **1209312012** 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: **14-33-111-067-0000**

Property Address: **554 W GRANT PL CHICAGO, IL 60614-3706**

Witness the due execution hereof by the owner and holder of said mortgage on **05/25/2017**.

**JPMORGAN CHASE BANK, N.A.**

*Chastity Newsome*

Chastity Newsome  
Vice President

State of Louisiana }  
Parish of Ouachita }

On **05/25/2017**, before me appeared **Chastity Newsome**, 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).

*Mary Blanche*

Mary Blanche - 64436, Notary Public  
**Lifetime Commission**

Loan No.: 1100124653

**MARY BLANCHE**  
**OUACHITA PARISH, LOUISIANA**  
**LIFETIME COMMISSION**  
**NOTARY ID# 64436**

MIN:

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

# UNOFFICIAL COPY

**LOAN NUMBER: 1100124653**

## EXHIBIT A

PARCEL 1:

# 554 WEST GRANT PLACE, CHICAGO:

THAT PART OF LOTS 25, 26 AND 27, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH GENEVA TERRACE WITH THE NORTH LINE OF WEST GRANT PLACE IN THE CITY OF CHICAGO;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 22.47 FEET;

THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 06 MINUTES 07 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE CENTERLINE AND ITS EXTENSIONS OF A PARTY WALL, A DISTANCE OF 72.23 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE WEST ALONG THE SAID NORTH LINE OF TRACT, A DISTANCE OF 22.77 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 51 MINUTES 53 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.05 FEET; THENCE WEST AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 3.23 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 19.10 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 7.08 FEET;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 20.55 FEET;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 3.55 FEET;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL AND ITS EXTENSION, A DISTANCE OF 22.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 0608139070.