

UNOFFICIAL COPY

Recording Requested By:
VERDUGO TRUSTEE SERVICE CORPORATION



1718613025

When Recorded Return To:
DAVID STEIGER
545 N DEARBORN ST 1704W
CHICAGO, IL 60654-5833

Doc# 1718613025 Fee \$48.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 10:18 AM PG: 1 OF 5



RELEASE OF MORTGAGE

CITIMORTGAGE, INC. #:112744 546 "STEIGER" Lender ID:03409/777915960 Cook, Illinois
MIN #: 100011511234415462 SIC # 1-888-679-6377

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. holder of a certain mortgage, made and executed by DAVID STEIGER, AN UNMARRIED MAN, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., in the County of Cook, and the State of Illinois, Dated: 04/17/2013 Recorded: 04/25/2013 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No: 1311508012, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 17-09-241-036-1089
Property Address: 545 N DEARBORN ST 1704W, CHICAGO, IL 60654


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

S Y
P S
S N
M Y
SC Y
E N
INTAV.

UNOFFICIAL COPY

RELEASE OF MORTGAGE Page 2 of 2

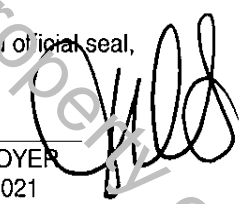
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
On June 2nd, 2017

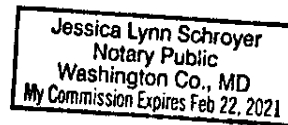
By: 
SHAWN LYERLY, Assistant Secretary

STATE OF Maryland
COUNTY OF Washington

On this 2nd day of June 2017, before me, the undersigned officer personally appeared SHAWN LYERLY , who made acknowledgment on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledges himself/herself to be the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary .

WITNESS my hand and official seal,


JESSICA LYNN SCHROYER
Notary Expires: 02/22/2021



(This area for notarial seal)

Prepared By: GOURISH NAIK, VERDUGO TRUSTEE SERVICE CORP PO BOX 10003, HAGERSTOWN, MD 21747-0003 1-800-283-7918

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LOAN NUMBER: 1123441546
BORROWERS NAME: DAVID STEIGER, AN UNMARRIED MAN

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS IN DOCUMENT NUMBER 0619840214 AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 1704, IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0326327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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 UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID LAND SET FORTH IN THE DECLARATION OF CONDOMINIUM. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

UNOFFICIAL COPY

SUBJECT TO:

UTILITY EASEMENTS.

ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED JANUARY 28, 1999 AS DOCUMENT NUMBER 99093876 BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY TO AMERICAN MEDICAL ASSOCIATION.

ENVIRONMENTAL NO FURTHER REMEDIATION LETTER WAS RECORDED JULY 17, 2000 AS DOCUMENT 00528794 BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY TO AMERICAN MEDICAL ASSOCIATION.

ENVIRONMENTAL NO FURTHER REMEDIATION LETTER WAS RECORDED APRIL 6, 2001 AS DOCUMENT NUMBER 0010278070 BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY TO GRAND PLAZA, LLC.

THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

RIGHT OF THE PUBLIC OR QUASI-PUBLIC UTILITIES AS DISCLOSED BY SURVEY NO. C05035 PREPARED BY INTERNATIONAL ENGINEERING CONSULTANTS, INC. DATED NOVEMBER 30, 2004 DEPICTING THE FOLLOWING: MANHOLE AND TRAFFIC SIGNAL POST AND MAST ARM. (AFFECTS PARCEL 2 ONLY)

RIGHT OF THE PUBLIC IN AND TO THE BUS SHELTER LOCATED ALONG THE EAST LINE OF THE LAND AS DISCLOSED BY SURVEY PREPARED BY INTERNATIONAL ENGINEERING CONSULTANTS, INC., DATED NOVEMBER 30, 2004 AS JOB NUMBER C05035. (AFFECTS PARCEL 2 ONLY)

FUTURE RESERVATION OF EASEMENT FOR CTA ELEVATOR AND UNDERGROUND IMPROVEMENTS LOCATED ALONG THE EASTERN LINE OF THE LAND AS DISCLOSED BY SURVEY PREPARED BY INTERNATIONAL ENGINEERING CONSULTANTS, INC., DATED NOVEMBER 30, 2004 AS JOB NUMBER C05035 AND ALSO NOTED IN THE RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT AGREEMENT NUMBER 739 (PARAGRAPH 16). (AFFECTS PARCEL 2 ONLY)

FUTURE RESERVATION OF AN UNRECORDED EASEMENT IN FAVOR OF THE CITY OF CHICAGO TO ALLOW PEDESTRIAN USE OF PORTIONS OF THE PROPERTY WHICH LIE OUTSIDE THE FOOTPRINT AS SHOWN ON THE SITE PLAN OF THE BUILDING ERECTED ON THE LAND AND KNOWN AS THE GRAND PLAZA, TO ALLOW THE PUBLIC TO UTILIZE THOSE EXTERIOR WALKING AREAS PROVIDED UPON THE PROPERTY EFFECTIVELY AS AN EXTENSION OF THE PUBLIC SIDEWALKS AS DISCLOSED BY RBPD NUMBER 739. (AFFECTS PARCEL 2 ONLY)

ENCROACHMENT OF THE FOLLOWING AS DISCLOSED BY SURVEY NO. C05035 PREPARED BY INTERNATIONAL ENGINEERING CONSULTANTS, INC., DATED NOVEMBER 30, 2004: CLOTH CANOPIES AND METAL CANOPY LOCATED MAINLY ON THE SUBJECT LAND AND ONTO THE LAND SOUTH AND ADJOINING BY A RANGE OF UP TO 3.32 FEET, METAL CANOPY ON THE LAND LOCATED MAINLY ON THE SUBJECT LAND AND ONTO THE LAND WEST AND ADJOINING BY APPROXIMATELY 3.02 FEET, OVERHEAD METAL AND GLASS SIGN LOCATED ON THE SUBJECT LAND AND ONTO THE LAND SOUTH AND ADJOINING BY APPROXIMATELY 5.92 FEET, METAL AND GLASS SIGN ONTO THE LAND NORTH AND ADJOINING BY 3.49 FEET. (AFFECTS PARCEL 2 ONLY)

UNOFFICIAL COPY

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
DATED JULY 25, 2005 AND RECORDED AUGUST 3, 2005 AS DOCUMENT NO.
0521518064 MADE BY GP2, LLC, AND THE TERMS, PROVISIONS AND LIEN
RIGHTS CONTAINED THEREIN.

AGREEMENT DATED AUGUST 1, 2005 AND RECORDED AUGUST 5, 2005 AS
DOCUMENT NO. 0521726295 MADE BY AND BETWEEN GP2, LLC AND GRAND PLAZA
TOWER, LLC, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

APN: 17-09-241-036-1089

COMMONLY KNOWN AS 545 N DEARBORN ST 1704W, CHICAGO, IL 60654
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

Property of Cook County Clerk's Office