

UNOFFICIAL COPY

PARTIAL RELEASE OF MORTGAGE

MIN#100196399006830689 MERS Phone#1-888-679-6377

Know All Men by These Presents, that **Mortgage Electronic Registrations Systems, Inc., as Nominee for Guaranteed Rate, Inc., its successors and assigns, P.O. Box 2026, Flint MI 48501-2026** (the "Mortgagee") for and in consideration of ten dollars, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **J. Regan Thomas a/k/a James Thomas, and Khonda C. Thomas, Husband and Wife as Tenants by the Entirety**, residing in Cook County, State of Illinois, all right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage bearing date the **23rd day of March, 2015**, and recorded on **April 22, 2015**, in the Recorder's Office of **Cook County, in the State of Illinois, as Document No. 1511208192** to the premises therein described, together with all the appurtenances and privileges thereunto belonging or appertaining, situated in the County of Cook, State of Illinois, as follows to wit:



Doc# 1827417008 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2018 09:38 AM PG: 1 OF 3

Above Space for Recorder's Use Only

See legal description attached hereto as Exhibit A

Permanent Index Number: 17-03-228-035-4082

Property Address: 270 E. Pearson St., **Parking Space P82**, Chicago, IL 60611

FIRST AMERICAN TITLE

FILE # 2914498
1 of 2

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IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc. has caused this instrument to be executed by Donna Acree, its representative, thereunto duly authorized, as of the 5 day of September, 2018.

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.



By: [Signature]

Print Name: Donna Acree

Its: Assistant Secretary

State of Louisiana)
) SS
Parish of Ouachita

On September 5, 2018, before me appeared Donna Acree to me personally known, who did say she/he/they is (are) the Assistant Secretary 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 she/he/they acknowledged the instrument to be free act and deed of the corporation (or association)..

[Signature]
YOLANDA A. DIAZ

Notary Public  YOLANDA A. DIAZ
STATE OF LOUISIANA
LIFETIME COMMISSION
NOTARY ID #87401

LA Notary ID # 87401
LIFETIME COMMISSION

PREPARED BY:
Ilyse D. Murman
25W772 Sunnyridge Court
Wheaton, IL 60189

EXEMPT UNDER PROVISIONS OF PARAGRAPH G
SECTION 4, REAL ESTATE TRANSFER ACT

[Signature], agent
Grantor, Grantee or Agent

WHEN RECORDED MAIL TO:
J. Regan Thomas
270 E. Pearson St. Unit 601
Chicago, IL 60611

DATE: 8/20/18

NAME AND ADDRESS OF GRANTEEES:
J. Regan Thomas and Rhonda C. Thomas
270 E. Pearson St. Unit 601
Chicago, IL 60611

This conveyance must contain the name and address of the grantee for tax billing purposes:(55ILCS 5/3-2020) and name and address of the person preparing the instrument:(55 ILCS 5/31-5022).

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Exhibit A

UNIT P82 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENTS) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242260 AND 0414242261, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Note: For Informational purposes only, this land is known as:
270 E. Pearson Street, Parking Space P82
Chicago, IL 60611