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1833422034

Doc# 1833422034 Fee \$42.00

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2018 01:59 PM PG: 1 OF 3

After Recording Mail to:

LAW OFFICES OF IRA T. NEVEL, LLC
175 North Franklin St. Suite 201
Chicago, Illinois 60606

Document Prepared By:

LAW OFFICES OF IRA T. NEVEL, LLC
175 North Franklin St. Suite 201
Chicago, Illinois 60606

NOTICE OF ERRONEOUS RELEASE

KNOW ALL MEN BY THESE PRESENTS that U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, of the County of Salt Lake, State of Utah records this Notice of Erroneous or Fraudulent Release to give notice that a certain purported Release of Lien on Real Property dated June 18, 2010, and recorded on July 6, 2010 as document number **1018715055** ("Release") was neither prepared nor executed by U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20. The preparation, execution or recording of the Release was not authorized by U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, nor any predecessors or assignors, or entities affiliated with or related thereto, and/or its respective employees, agents, attorneys, consultants, advisors, or any other authorized representative; and is in law and fact erroneous or fraudulent, is of no force or effect and thus null and void.

COMMON ADDRESS: 1854 N. Mobile Avenue, Chicago, Illinois 60639

PIN: 13-32-302-018-0000

LEGAL DESCRIPTION: Attached hereto

At no time since the execution of a certain Mortgage by FRED GIBSON, JR., granting a security interest to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITAL ONE HOME LOANS LLC dated June 14, 2006 and recorded July 10, 2006 as document number **0619106134** and re-recorded on June 1, 2010 as document number 1015257160 ("Mortgage") has said Mortgage been satisfied. It remains a valid and subsisting first lien on the subject property. There remains an outstanding balance due.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, holds an Assignment of the subject Mortgage from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, dated May 16, 2018 and recorded June 1, 2018 as document number 1815229098, and is the Holder of the Endorsed Note.



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IN WITNESS WHEREOF, the undersigned, by the office duly authorized, has executed the following instrument.

This instrument is dated this 26 day of November, 2018.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20,

Daniel Maynes Document Control Officer
By: Daniel Maynes 11/26/18
Its Authorized Agent
Select Portfolio Servicing, Inc. as Attorney in Fact

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

On this 26 day of November, 2018, before me, the undersigned Notary Public, personally appeared Daniel Maynes, personally known known to be the Document Control Officer, authorized Agent for U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, duly authorized by U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM20, through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal is affixed is the seal of Select Portfolio Servicing, Inc.

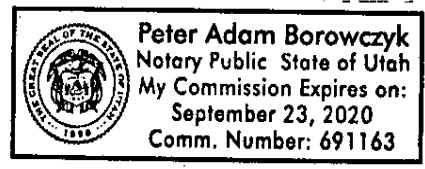
Select Portfolio Servicing, Inc. as Attorney in Fact

(SEAL)



Peter Adam Borowczyk
Notary Public

My commission expires: SEP 23 2020



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

LOT 20 (EXCEPT THE NORTH 2 FEET THEREOF) IN BLOCK 1 IN CEPEK'S SUBDIVISION OF BLOCKS 13 AND 14 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID #: 13-32-302-018-0000

BY FEE SIMPLE DEED FROM MICHELLE PALMER, A SINGLE WOMAN NEVER MARRIED AND MARILYN PALMER, A SINGLE WOMAN NEVER MARRIED AS SET FORTH IN DEED BOOK 7103, PAGE 0008 AND RECORDED ON 8/21/2001, COOK COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

Property of Cook County Clerk's Office