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Doc#. 1911517000 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/25/2019 09:02 AM Pg: 1 of 2

Loan Number: 399199290

**This document prepared by (and
after recording returned to):**

Name: CYNTHIA RAMIREZ

Firm / Company: FCI Lenders Services, Inc.

Address: 8180 E KAISER BLVD, ANAHEIM HILLS,
CA 92808

Phone: (800) 931-2420 x218

Assessor's Property Tax Parcel / Account Number:
25-07-116-053-0000

SATISFACTION OF MORTGAGE (ILLINOIS MORTGAGE ACT 765 ILCS905)

CHARLES B. SERLIN, THE TRUSTEE OF THE CHARLES B. SERLIN LIVING TRUST DATED 1/1/15 (DIVIDED BENEFICIAL INTEREST OF 50%) AND LAZARUS HIGH YIELD INVESTMENTS LLC (DIVIDED BENEFICIAL INTEREST OF 50%), AN ILLINOIS TRUST, (the "Mortgagee"), does hereby certify and declare that the owner and holder of that certain mortgage bearing the date July 26, 2018 executed by SAM SHUMAN & RICHARD WAGNER INDIVIDUALS, (the "Mortgager") to secure payment of the principal sum of \$130,000.00 dollars and interest, and recorded at the Office of the County Recorder of **Cook County, Illinois** on July 27, 2018, as Instrument No. 1820806152 formerly encumbered the described real property:

Legal Description: LOT 10, IN BLOCK 2, IN O. RUETER AND COMPANY'S BEVERLY HILLS FOURTH ADDITION, A SUBDIVISION OF THE NORTH 8.25 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CKA: 9734 S CLAREMONT AVE., CHICAGO, IL 60643 PIN: 25-07-116-053-0000

Property Address: 9735 S CLAREMONT AVE., CHICAGO, IL 60643

which was recorded in Cook County, Illinois has been FULLY SATISFIED AND DISCHARGED.

IN WITNESS WHEREOF the Mortgagee has duly affixed his signature under his hand and seal on the 23rd day of April, 2019.

CHARLES B. SERLIN, THE TRUSTEE OF THE CHARLES B. SERLIN LIVING TRUST DATED 1/1/15 (DIVIDED BENEFICIAL INTEREST OF 50%) AND LAZARUS HIGH YIELD INVESTMENTS LLC (DIVIDED BENEFICIAL INTEREST OF 50%), AN ILLINOIS TRUST

by: FCI Lender Services, Inc., as servicing agent



Vivian Prieto, Supervisor

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NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California - County of Orange

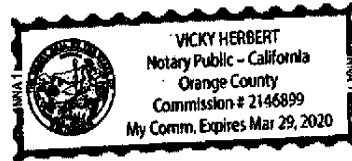
On April 23, 2019 before me, Vicky Herbert, a Notary Public, personally appeared Vivian Prieto who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in /her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY OF PERJURY under the laws of the State of California that the forego paragraph is true and correct.

WITNESS my hand and official seal.

Vicky Herbert

Notary Public: Vicky Herbert
My commission expires: 03/29/2020



Property of Cook County Clerk's Office