

UNOFFICIAL COPY

Recording Requested By:
FIFTH THIRD BANK

When Recorded Return To:
LIEN RELEASE
FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBB1
CINCINNATI, OH 45273

Doc#: 1920355038 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/22/2019 09:29 AM Pg: 1 of 3



RELEASE OF MORTGAGE

FIFTH THIRD BANK#: *****6790 "PICCO" Lender ID:0037002/744422329 Cook, Illinois
MIN #:100196399002620712 SIS #: 7-886-679-6377

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., ("MERS"), AS NOMINEE FOR GUARANTEED RATE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS holder of a certain mortgage, made and executed by SCOTT PICCO a single man, NOT PARTY TO A CIVIL UNION, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR GUARANTEED RATE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, in the County of Cook, and the State of Illinois, Dated: 12-10-2012 Recorded: 12-20-2012 as Instrument No. 1235557596, 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 Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No.: 13-35-234-039-0000

Property Address: 3262 W ARMITAGE AVE UNIT 2, CHICAGO, IL 60647

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR GUARANTEED RATE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

On July 18th, 2019

By: _____
Kris Kleehamer, Vice President

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STATE OF Ohio
COUNTY OF Hamilton

On July 18th, 2019, before me, Sally Knox, a Notary Public in and for Hamilton in the State of Ohio, personally appeared Kris Kleehamer, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR GUARANTEED RATE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Sally Knox
Notary Expires: 5/18/2021



Prepared By: LORI WILZFACH, FIFTH THIRD BANK 5001 KINGSLEY DRIVE, MD# 1MOBB1 CINCINNATI, OH, 45227
800-972-3030

Property of Cook County Clerk's Office

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Exhibit A:

PARCEL 1:

THAT PART OF LOT 12 IN C.N. SHIPMAN, W.A. BILL AND N.A MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF LOT 12 AND RUNNING NORTH 0 DEGREES 24' 18" WEST (ON AN ASSUMED BEARING) ALONG THE WEST LINE OF LOT 12, A DISTANCE OF 22.83 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 24' 18" WEST CONTINUING ON THE SAID WEST LINE OF LOT 12, A DISTANCE OF 19.76 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY CENTER LINE EXTENSION OF AN EXISTING CONCRETE BLOCK PARTY WALL; THENCE NORTH 89 DEGREES 28' 23" EAST ON THE WESTERLY AND EASTERLY EXTENSION OF SAID CONCRETE BLOCK PARTY WALL, A DISTANCE OF 48.40 FEET TO ITS INTERSECTION WITH A EAST LINE OF LOT 12; THENCE SOUTH 0 DEGREES 24' 18" EAST ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 19.76 FEET TO THE POINT, SAID POINT BEING ON THE EASTERLY CENTER LINE EXTENSION OF A CONCRETE BLOCK PARTY WALL; THENCE SOUTH 89 DEGREES 28' 23" WEST ON THE EASTERLY AND WESTERLY CENTER LINE EXTENSION OF SAID CONCRETE BLOCK PARTY WALL, A DISTANCE OF 48.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR ARMITAGE TOWNHOMES RECORDED APRIL 29, 2005 AS DOCUMENT 0511934003 AND RERECORDED MAY 24, 2005 AS DOCUMENT 0514445128 FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING.