

UNOFFICIAL COPY

Doc#: 1931734105 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2019 10:23 AM Pg: 1 of 3

RELEASE DEED

Please mail recorded instrument to:

Ilia Tchoudin & Nina Chudina
427 Aristocrat Dr.
Bolingbrook, Illinois 60490

KNOW ALL MEN BY THESE PRESENTS, that **Sahay, Inc.**, of Morton Grove, State of Illinois, for and in consideration of the repayment of the indebtedness secured by the Mortgage hereinafter mentioned, and of the sum of one dollar, the receipt whereof is hereby acknowledged, do hereby Remise, Release, Convey and Quit Claim onto **Ilia Tchoudin**, his heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage bearing the recording date of April 10, 2008, and recorded in the Recorder's office of Cook County, State of Illinois, as Document No. 0810116034 and 0810116035 to the premises therein described as follows, situated in the County of Cook, State of Illinois to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

Together with all the appurtenances and privileges thereunto belonging or appertaining. Permanent R.E. Index Numbers: 19-25-116-0601005 and 19-25-116-060-1006 Address of the premises: 7341 S. Kedzie Avenue, Units 7341-2 and 7341-3, Chicago, Illinois 60629

In witness whereof, this instrument is signed and sealed by the mortgagee this _____ day of October 17, 2019

Sahay, Inc.

By *Jyotindra Patel*
President

By *Jyotindra Patel*
Secretary

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jyotindra Patel, personally known to me to be the president of Sahay, Inc. and Jyotindra Patel personally known to me to be the secretary of said entity, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president and, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 17 day of October, 2019.

Jon Tomos
Notary Public




FIRST AMERICAN TITLE
FILE # 2991443

101

Prepared by Jon Tomos, Esq., 3553 W. Peterson Ave., Suite 201, Chicago, Illinois 60659

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 <p>First American</p> <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 2991450</p>
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Commitment File No.: 2991450

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT 7341-2 IN THE 7339-41 S. KEDZIE CONDOMINIUM AS DEPICTED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 16 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 12 IN THE FIRST ADDITION TO HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS THAT PART TAKEN FOR THE WIDENING OF KEDZIE AVENUE) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED 8/27/2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0723903093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID, RECORDED AS DOCUMENT NUMBER 0723903093.

Note: For informational purposes only, the land is known as:

7341 South Kedzie Avenue Unit 2
Chicago, IL 60629


This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 <p>First American</p> <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 2991443</p>
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Commitment File No.: 2991443

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT 7341-3 IN THE 7339-41 S. KEDZIE CONDOMINIUM AS DEPICTED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 16 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 12 IN THE FIRST ADDITION TO HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS THAT PART TAKEN FOR THE WIDENING OF KEDZIE AVENUE) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED 8/27/2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0723903093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID, RECORDED AS DOCUMENT NUMBER 0723903093.

Note: For informational purposes only, the land is known as :

7341 South Kedzie Avenue Unit 3
Chicago, IL 60629

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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