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FOR THE PROTECTION OF
THE OWNER, THIS RELEASE
SHALL BE FILED WITH THE
RECORDER OF DEEDS OR
THE REGISTRAR OF TITLES
IN WHOSE OFFICE THE
MORTGAGE OR DEED OF
TRUST WAS FILED.

Doc#: 1933815069 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2019 12:23 PM Pg: 1 of 3

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **BRIAN SIPE AND KIM SIPE AKA KIMBERLY SIPE** to **JPMORGAN CHASE BANK, N.A.**, dated **03/15/2019** and recorded on **03/19/2019**, in Book N/A at Page N/A, and/or as Document **1907806020** in the Recorder's Office of **Cook County, State of Illinois**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Legal Description: **See exhibit A attached**

Tax/Parcel Identification number: **17-22-107-080-1212,17-22-107-080-1296**

Property Address: **1400 S MICHIGAN AVE APC 2606 CHICAGO, IL 60605**

Witness the due execution hereof by the owner of said mortgage on **12/02/2019**.

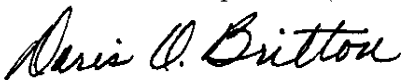
JPMORGAN CHASE BANK, N.A.



Arcola Freeman
Vice President

STATE OF LA
PARISH OF **Ouachita** } s.s.

On **12/02/2019**, before me appeared **Arcola Freeman**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **JPMORGAN CHASE BANK, N.A.** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Doris O Britton - 67753, Notary Public
Lifetime Commission

Doris O. Britton
Notary Public ID NO. 67753
Ouachita Parish, La.
Lifetime Commission

Prepared by/Record and Return to:

LIEN RELEASE

JPMORGAN CHASE BANK, N.A

700 KANSAS LANE, MAIL CODE LA4-3120

MONROE LA 71203

Telephone Nbr: 1-866-756-8747

Loan No.: 1366210261

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Loan No.: 1366210261

EXHIBIT "A"

Land situated in the City of Chicago in the County of Cook in the State of IL

PARCEL 1:

UNIT 2606 AND P-330 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR MICHIGAN AVENUE TOWER II CONDOMINIUM RECORDED AS DOCUMENT 0823418029 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-38, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM ATTACHED THERETO IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

SUBJECT TO:

(I) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (II) SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; (III) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (IV) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AGREEMENTS AND BUILDING LINES OF RECORD, INCLUDING BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND AGREEMENT OF COVENANTS AND RESTRICTIONS; (V) PARTY WALL RIGHTS AND AGREEMENTS; (VI) ENCROACHMENTS; (VII) THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND

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COVENANTS FOR MICHIGAN AVENUE TOWER II CONDOMINIUM ("DECLARATION") AS AMENDED FROM TIME TO TIME; (VIII) THE MUNICIPAL CODE OF THE CITY OF CHICAGO; (IX) PUBLIC AND UTILITY EASEMENTS OF RECORD; (X) PRIVATE EASEMENTS OF RECORD; (XI) LEASES, LICENSES, OPERATING AGREEMENTS, AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS OF THE PROPERTY; (XII) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; (XIII) INSTALLMENTS DUE AFTER THE DATE HEREOF FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (XV) ACTS DONE OR SUFFERED BY GRANTEE, INCLUDING WITHOUT LIMITATION, GRANTEE'S MORTGAGE; PROVIDED, HOWEVER, THAT NONE OF THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR BUILDING LINES PROVIDE FOR FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH.

Property of Cook County Clerk's Office