

UNOFFICIAL COPY

Doc#. 2011107217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/20/2020 10:50 AM Pg: 1 of 5

When Recorded Mail To:
Cenlar FSB
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 4770671404

SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lienholder of a Mortgage made by **BO SUN AND XIAOMENG WANG to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS** bearing the date 12/02/2016 and recorded in the office of the Recorder or Registrar of Titles of **COOK** County, in the State of **Illinois**, in **Document # 1701919079**.

The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this satisfaction/discharge of record, with respect to the property therein described as situated in the County of COOK, State of Illinois as follows, to wit:

SEE ATTACHED EXHIBIT A

Tax Code/PIN: 25-63-020-014-0000, 13-34-320-112-0000, 55-24-890-770-0000

Property is commonly known as: 2717 N HERMITAGE AVE, J60, CHICAGO, IL 60614.

Dated this 09th day of April in the year 2020

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS



HANNA WINER

VICE PRESIDENT

All persons whose signatures appear above are employed by NTC, have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

CENCM 412006250 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) CITIMORTGAGE, INC. MIN
100011511243908275 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR
T092004-10:06:13 [C-1] ERCNIL1




D0048828612

UNOFFICIAL COPY

Loan Number 4770671404

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 09th day of April in the year 2020, by Hanna Winer as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


VICKY MCCOY
COMM EXPIRES: 12/18/2022



VICKY MCCOY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG285301
EXPIRES: 12/18/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

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

CENCM 412006250 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) CITIMORTGAGE, INC. MIN 100011511243908275 MERS PHONE 1-888-679-6377 MLPS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T092004-10:06:13 [C-1] ERCNIL1



D0048828612

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

PARCEL 1: LOT TH-60 IN THE HARTLAND PARK II SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 AND LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2007 AS DOCUMENT NUMBER 0720422066, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK II TOWN/HOMES RECORDED AUGUST 1, 2007 AS DOCUMENT NUMBER 0721315129 FOR SUPPORT PARTYWALLS, UTILITIES, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK TOWNHOMES RECORDED AS DOCUMENT NUMBER 0721315129, FOR ACCESS TO AND USE OF TH-STAIR-9,

PARCEL 4: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK MASTER HOMEOWNERS ASSOCIATION, RECORDED OCTOBER 11, 2005 AS DOCUMENT NUMBER 0528418110, AND RERECORDED TO CORRECT THE LEGAL DESCRIPTION ON OCTOBER 12, 2005 AS DOCUMENT NUMBER 0528527027 AND AS AMENDED FROM TIME TO TIME, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 5: THE FOLLOWING EASEMENT CREATED BY GRANT OF EASEMENTS DATED JANUARY 24, 1968 AND RECORDED FEBRUARY 14, 1968 AS DOCUMENT 20404465 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 25679, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 25650, JOSEPH R. AND MARY L. RIZZO, HIS WIFE AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 25628, SAID EASEMENTS BEING DESCRIBED AS FOLLOWS: EASEMENT E.1: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 2, 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3, TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING EAST OF AND ADJOINING SAID LOT OR BLOCK, ALL IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITH A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 26 FEET OF SAID VACATED NORTH HERMITAGE AVENUE WITH THE NORTH LINE OF WEST WRIGHTWOOD AVENUE, AND RUNNING THENCE; NORTH ALONG SAID EAST LINE OF THE OF THE WEST 26 FEET, A DISTANCE OF 80 FEET; THENCE NORTHEASTWARDLY A DISTANCE OF 59.94 FEET TO A POINT WHICH IS 39 FEET EAST FROM THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE AND 138.50 FEET NORTH FROM SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE; THENCE NORTHWESTWARDLY A DISTANCE OF 92.59 FEET TO A POINT ON THE EAST LINE OF SAID WEST 26 FEET WHICH FEET NORTH FROM SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 26 FEET A DISTANCE OF 260.15 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 26 FEET AFORESAID, WITH A WESTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING SITUATED UPON LOT OR BLOCK 2 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE WEST ALONG SAID WESTWARD EXTENSION OF THE CENTER LINE OF SAID BRICK WALL A DISTANCE OF 41.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3 WHICH IS 509.85 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR

UNOFFICIAL COPY

BLOCK 3, DISTANCE OF 74.88 FEET TO THE NORTH LINE OF THE SOUTH 435 FEET OF SAID LOT OR BLOCK 3; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 435 FEET OF SAID LOT OR BLOCK 3 A DISTANCE OF 0.32 FEET TO A POINT WHICH IS 15 FEET WEST FROM THE EAST LINE OF SAID LOT OR BLOCK 3; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 21.29 FEET TO A POINT ON THE EAST LINE OF SAID LOT OR BLOCK 3 WHICH IS 420 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID LOT OR BLOCK 3; THENCE SOUTH ALONG SAID EAST LINE OF LOT OR BLOCK 3, A DISTANCE OF 290 FEET TO THE SOUTH FACE OF A BRICK BUILDING WHICH IS 130 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID LOT OR BLOCK 3; THENCE EAST ALONG AN EASTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 14 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 14 FEET OF SAID VACATED NORTH HERMITAGE AVENUE, A DISTANCE OF 130.02 FEET TO ITS INTERSECTION WITH SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE, AND THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

EASEMENT E. II: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, AT A POINT 509.88 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 509.99 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 40 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 69.07 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, WHICH IS 453.88 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3, AND THENCE NORTH ALONG THE WEST LINE OF THE EAST 15.32 FEET AFORESAID, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EASEMENT E. III: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THE WEST 20 FEET OF THE EAST 55.32 FEET OF THE NORTH 228.08 FEET OF THE SOUTH 737.96 FEET OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; EASEMENT E. V: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3 WITH A WESTWARD EXTENSION OF THE SOUTH LINE NORTH 247 FEET OF LOT OR BLOCK 2 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION (SAID POINT OF INTERSECTION BEING 868.96 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3) AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 868.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 60 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 75.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 838.96 FEET OF SAID LOT OR BLOCKS: A DISTANCE OF 60 FEET; AND THENCE NORTH ALONG THE WEST LINE OF SAID EAST 15.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. EASEMENT E. VII: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID TOGETHER WITH AN EASEMENT FOR EASEMENT FOR THE OPERATION, MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING TELEPHONE, ELECTRIC, GAS, WATER, SEWER AND SPRINKLER SYSTEM LINES AND INSTALLATION OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, WITH A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 247 FEET OF LOT OR BLOCK 3, IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION (SAID POINT OF INTERSECTION BEING 868.96 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3) AND RUNNING THENCE SOUTH ALONG THE WEST LAE OF

UNOFFICIAL COPY

SAID EAST 15.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET; THENCE EAST ALONG THE NORTH NE OF THE SOUTH 838.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 15.32 FEET MORE LESS TO THE EAST LINE OF SAID LOT OR BLOCK 3; THENCE NORTH ALONG THE EAST LINE LOT OR BLOCK 3, A DISTANCE OF 30 FEET, AND THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 868.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EASEMENT E. VIII: EASEMENT FOR THE OPERATION(MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING TELEPHONE, ELECTRIC, GAS, WATER, SEWER AND SPRINKLER SYSTEM LINES AND INSTALLATIONS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 2, 3 AND 4 OVER, ACROSS AND UPON ALL THAT PART OF THE WEST 36 FEET OF VACATED HERMITAGE AVENUE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL6: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND LEGALLY DESCRIBED AS FOLLOWS: THE WEST 18.00 FEET OF THE EAST 140.00 FEET OF THE EAST 140.00 FEET OF THE SOUTH 675.00 FEET OF LOT 2 IN THE NORTHWESTERN TERRA COTTA COMPANYS RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS GRANTED BY THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF FEBRUARY 28, 2006 AND RECORDED MARCH 10, 2006 AS DOCUMENT NUMBER 0606945115, MADE BY AND BETWEEN HARTLAND PARK II LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE COLUMBIA PLACE SOUTH HOMES OWNERS ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

PARCEL 7: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE "PAULINA-SCHUBERT EASEMENT PARCEL", AS MORE PARTICULARLY DEFINED, DESCRIBED AND GRANTED IN THE DECLARATION OF OWNERSHIP OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PAULINA-SCHUBERT HOMEOWNERS ASSOCIATION, RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NUMBER 0627216066, MADE BY AND BETWEEN PAULINA-SCHUBERT ASSOCIATES, LLC, AND WRIGHTWOOD-PAULINA II, LLC.

Proposed Cook County Clerk's Office