

# UNOFFICIAL COPY

Doc#. 2012739128 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2020 10:50 AM Pg: 1 of 2

## ILLINOIS

COUNTY OF COOK (A)  
LOAN NO.: 0504759776

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

PH. 208-528-9895

PARCEL NO. 12-12-202-085-1027



## RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SOLUTIONS FINANCIAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey, to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

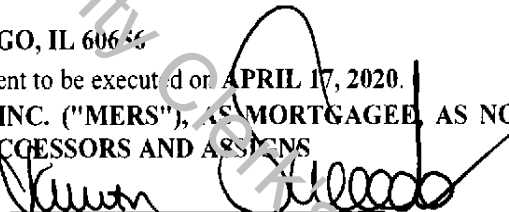
Said Mortgage dated AUGUST 16, 2017 executed by YURI KYIAK AND ULYANA KYIAK HUSBAND AND WIFE, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SOLUTIONS FINANCIAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 25, 2017 as Instrument No. 1723722041 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 7227 W HIGGINS AVE UNIT 505, CHICAGO, IL 60655

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 17, 2020.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SOLUTIONS FINANCIAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

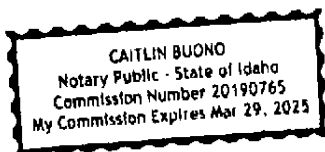
  
VALENTIN SALCEDO, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On APRIL 17, 2020, before me, CAITLIN BUONO, personally appeared VALENTIN SALCEDO known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SOLUTIONS FINANCIAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



CAITLIN BUONO (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC



POD: 20200407

FS80901121M - LR - IL



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## LEGAL DESCRIPTION

**PARCEL 1: UNIT 505 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**THAT PART OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF) BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2, IN A HEMINGWAY'S SUBDIVISION, OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ON THE WEST LINE OF SAID TRACT 185.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE, 182 FEET. THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 169.83 FEET TO A POINT IN THE EAST LINE OF SAID TRACT. THENCE SOUTH ON THE EAST LINE OF SAID TRACT 182 FEET SAID POINT BEING 178.26 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST 169.83 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NATIONAL BANK OF AUSTIN AS TRUSTEE UNDER TRUST NUMBER 4435 RECORDED AS DOCUMENT 20708736 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS,

**PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED SEPTEMBER 13, 1967 AND RECORDED OCTOBER 11, 1967 AS DOCUMENT NUMBER 20288003 BETWEEN NATIONAL BANK OF AUSTIN, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEES UNDER TRUST AGREEMENT NUMBERS 4338, 4435 AND 4436 RESPECTIVELY FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER, UPON AND ACROSS THE WEST 24.17 FEET OF THE EAST 45.50 FEET OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF) BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2 IN A HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT EXCEPTING FROM THE DESCRIBED TRACT THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID TRACT 367.84 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE EAST LINE OF SAID TRACT 360.26 FEET NORTH OF THE SOUTHEAST CORNER THEREOF IN COOK COUNTY, ILLINOIS.**

**PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED SEPTEMBER 13, 1967 AND RECORDED OCTOBER 11, 1967 AS DOCUMENT 20288003 BETWEEN NATIONAL BANK OF AUSTIN, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEES UNDER TRUST AGREEMENT NUMBERS 4338, 4435 AND 4436 RESPECTIVELY FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER, UPON AND ACROSS THE WEST 24.17 FEET OF THE EAST 45.50 FEET AND THE SOUTH 25 FEET OF THE EAST 21.33 FEET OF THAT PART OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF) BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2. IN A HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 1, AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT THENCE NORTH ON THE WEST LINE OF SAID TRACT 185.84 FEET THENCE EAST AT RIGHT ANGLES ON THE LAST DESCRIBED LINE**