

UNOFFICIAL COPY

Doc#: 2020233504 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/20/2020 03:44 PM Pg: 1 of 3

CELINKMI/ROL
Loan #: 1250052-ER
864510

RELEASE OF MORTGAGE

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

KNOW BY ALL MEN BY THESE PRESENTS, THAT:

American Advisors Group by Celink acting as agent and attorney-in-fact, ("Holder"), is the owner and holder of a certain Mortgage executed by MARION D. DENNE, SURVIVING JOINT TENANT, to JAMES B. NUTTER & COMPANY, dated 3/4/2016 recorded in the Official Records under Document No. 1607508044 in the County of COOK, State of Illinois. The mortgage secures that indebtedness in the principal sum of \$217,500.00 and certain promises and obligations set forth in said Mortgage, and covers that tract of real property located in COOK County, Illinois commonly known as 8447 S CALUMET AVENUE, CHICAGO, IL 60619, being described as follows:
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"
PARCEL: 20-34-311-057-0000

Holder hereby acknowledges cancellation of said mortgage and hereby declares the same as released and discharged.

Executed this JUN 10 2020

American Advisors Group by Celink acting as agent and attorney-in-fact

BY: Lauren Allward
NAME: Lauren Allward
TITLE: Assistant Secretary

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STATE OF MICHIGAN

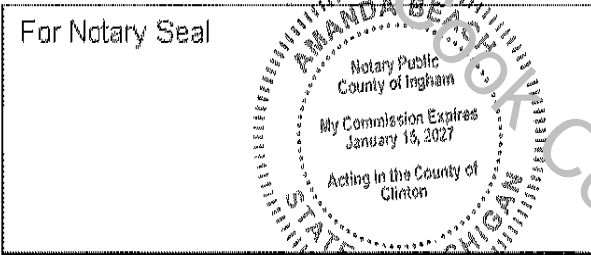
COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Lauren Allward the Assistant Secretary of American Advisors Group, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JUN 10 2020,

Amanda Beach

NOTARY PUBLIC, STATE OF MICHIGAN
NOTARY PRINTED NAME: Amanda Beach



HOLDER'S ADDRESS:
3800 W. Chapman Avenue, 3rd Floor, Orange, CA 92868

RELEASE PREPARED BY
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906
AFTER RECORDING RETURN TO:
CELINK
ATTN: LIEN RELEASE DEPT
PO BOX 40724
LANSING, MI 48901

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Mortgage dated 3/4/2016 in the amount of \$217,500.00
Property Address: 8447 S CALUMET AVENUE, CHICAGO, IL 60619

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FILED DATE: 9/4/2019 6:43 AM 2019CH10187

Exhibit "A"

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

THE WEST 80 FEET OF LOT 26 (EXCEPT THE SOUTH 2 1/2 FEET THEREOF) AND THE WEST 80 FEET OF LOT 27 AND THE WEST 80 FEET OF THE SOUTH 1/2 OF LOT 28 IN BLOCK 6 IN BOWEN AND THATCHER'S SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT OF WAY APPURTENANT THERETO OVER THAT PART OF THE NORTH 3 FEET OF THE SOUTH 1/2 OF LOT 28 AFORESAID LYING EAST OF THE WEST 80 FEET THEREOF ESTABLISHED BY DEED DATED APRIL 15, 1946 AND RECORDED AS DOCUMENT NO. 13825895.

BEING THE SAME PROPERTY, WHICH BY DEED DATED MAY 15, 1975, AND RECORDED AMONG THE LAND RECORDS OF COOK COUNTY ON JULY 18, 1975, AS INSTRUMENT NUMBER 23155827 WAS GRANTED AND CONVEYED BY JOHN S. BROWN AND LEOLA K. BROWN, HIS WIFE, UNTO ROBERT DENNE AND MARION D. DENNE, HIS WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY.

THE SAID ROBERT DENNE HAVING SINCE DEPARTED THIS LIFE ON DECEMBER 20, 2008 THEREBY VESTING ABSOLUTE FEE SIMPLE TITLE UNTO MARION D. DENNE.

**Commonly Known As: 8447 South Calumet Avenue, Chicago, IL 60619
Parcel: 20-34-311-057-0000**

Cook County Clerk's Office