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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#: 2027620044 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 09:40 AM Pg: 1 of 4

RELEASE MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **NATHAN MILLER AND LAUREN MILLER** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, dated **06/16/2017** and recorded on **06/21/2017**, in Book **N/A** at Page **N/A**, and/or as Document **1717218027** 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: **14-17-102-030-1013**

Property Address: **4718 N BEACON ST APT 3W CHICAGO, IL 60640**

Witness the due execution hereof by the owner of said mortgage on **08/14/2020**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

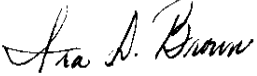


Angela Williams
Vice President

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STATE OF Louisiana }
PARISH OF Ouachita } s.s.

On **08/14/2020**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS** 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).



Ira D Brown - 16206 , Notary Public
Lifetime Commission

IRA D. BROWN
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 16206

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.: 1177524632
MIN: **100196399013724859**
MERS Phone #: **(888) 679-6377**
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

Property of Cook County Clerk's Office

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Loan No. 1177524632

EXHIBIT A

PARCEL 1:

UNIT 1W IN THE 2607 N. ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 (EXCEPT THAT PART OF LOT 14 IN THE SUBDIVISION OF THE WEST 145 FEET OF LOT 9 OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29) IN COOK COUNTY, ILLINOIS.

AND

LOT 15 IN THE SUBDIVISION OF THE WEST 145 FEET OF LOT 9 OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID LOT 15 LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29 CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED JULY 28, 1930 AS DOCUMENT 10710886) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1402334108; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1402334108.

ADDRESS: UNIT 1W
2607 N. ASHLAND AVE.
CHICAGO, IL 60614

P. I. N. 14-29-300-118-1001

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded January 23, 2014, as document number 1402334108 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f)

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acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

PROPERTY OF Cook County Clerk's Office