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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#: 2029912269 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/27/2020 03:16 PM Pg: 1 of 3

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 PERL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **HARRY W FOX** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PERL MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS**, dated **12/19/2016** and recorded on **01/23/2017**, in Book **N/A** at Page **N/A**, and/or as Document **1702306023** 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: **13-24-200-063-0000**

Property Address: **2701 W DAKIN ST #C32 CHICAGO, IL 60618**

Witness the due execution hereof by the owner of said mortgage on **09/22/2020**.

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



Angela Williams
Vice President

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STATE OF Louisiana }
PARISH OF OUACHITA } s.s.

On **09/22/2020**, 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 PERL MORTGAGE, 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).

Yolanda A. Diaz

Yolanda A. Diaz - 87401 , Notary Public
Lifetime Commission



YOLANDA A. DIAZ
STATE OF LOUISIANA
LIFETIME COMMISSION
NOTARY ID #87401

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.: 1159587823
MIN: **100120002001148989**
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.: 1159587823

EXHIBIT "A"

PARCEL A:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION OF THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 61.12 FEET; THENCE EASTERLY 6.29 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 32.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 211.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 80.00 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 27 SECONDS WEST, 15.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST, 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,200 SQUARE FEET OR 0.0275 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.