

# UNOFFICIAL COPY

Doc#: 2030612097 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/03/2020 12:23 PM Pg: 1 of 5

**Prepared by & after  
Recording Return to:**

Blake F. Hanson, Esq.  
Quarles & Brady LLP  
300 N. LaSalle Street  
Suite 4000  
Chicago, Illinois 60654

## RELEASE OF MORTGAGE

Date: September 30, 2020

20030412 NC 2-09 & CSC

KNOW ALL MEN BY THESE PRESENTS, that Lisa Reilly Payton and Brittany Wagner, as co-trustees of the RALPH C. STAYER 2009 TRUST FBO BRITTANY WAGNER, as grantor hereunder ("Lender"), having an address c/o Lisa Reilly Payton, Frazer Ryan Goldberg & Arnold, LLP, 1850 N Central Avenue Suite 1800, Phoenix AZ 85004, for and in consideration of the amount of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby certify, as the current mortgagee under that certain Mortgage, Security Agreement and Fixture Filing made by BRITTANY WAGNER ("Mortgagor") for the benefit of the Ralph C. Stayer 2009 Trust ("Initial Lender") dated as of July 15, 2015, and recorded on July 22, 2015 with the Cook County, Illinois Recorder of Deeds (the "Recorder") as Document #1520316049 (the "Initial Mortgage"), as assigned to Lender pursuant to that certain Assignment of Mortgage, Security Agreement and Fixture Filing made by Initial Lender for the benefit of Lender dated as of April 27, 2018 and recorded with the Recorder on May 14, 2018 as Document #1813413073 ("Assignment of Mortgage"), and as amended by that certain First Amendment to Mortgage, Security Agreement and Fixture Filing executed by Mortgagor on June 9, 2020, but made effective as of May 1, 2020 and recorded with the Recorder on August 7, 2020 as Document #2022034097 (the "Mortgage Amendment"), and together with the Initial Mortgage and the Assignment of Mortgage, the "Mortgage"; encumbering the real property described on Exhibit A attached hereto), is, together with the indebtedness evidenced by the note described in the Mortgage, hereby RELEASED in all respects.

[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, Lender has caused this Amendment to be duly executed and delivered as of the date first above written.

**LENDER:**

**RALPH C. STAYER 2009 TRUST FBO  
BRITTANY WAGNER**

By: *[Signature]*  
Name: Lisa Reilly Payton  
Title: Co-Trustee

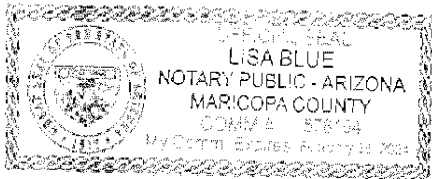
Property of Coolidge County Clerk's Office

STATE OF Arizona ) Ss.  
COUNTY OF Maricopa )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa Reilly Payton, as Co-Trustee of RALPH C. STAYER 2009 TRUST FBO BRITTANY WAGNER, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of September, 2020.

*[Signature]*  
Notary Public



My Commission Expires:  
2/28/24

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Lender has caused this Amendment to be duly executed and delivered as of the date first above written.

**LENDER:**

**RALPH C. STAYER 2009 TRUST FBO BRITTANY WAGNER**

By: [Signature]  
 Name: Brittany Wagner  
 Title: Co-Trustee

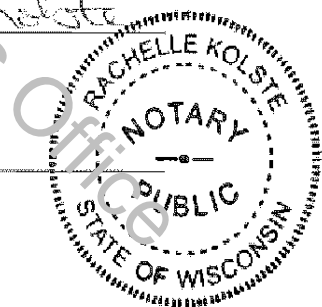
STATE OF Wisconsin )  
 ) SS.  
 COUNTY OF Shushong )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brittany Wagner, as Co-Trustee of RALPH C. STAYER 2009 TRUST FBO BRITTANY WAGNER, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of September, 2020.

[Signature]  
 Notary Public

My Commission Expires:  
4/11/2023



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## EXHIBIT A

### Legal Description

#### PARCEL 1A:

UNIT T32-02, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS,

#### PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC. A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN. INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

#### PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF TWO BALCONIES FOR THE BENEFIT OF SAID UNIT T32-02, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO, 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

#### PARCEL 2A:

UNIT 144, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF TITLE FOLLOWING DESCRIBED TRACT OF LAND:

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CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2B: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

## PARCEL 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S144, FOR THE BENEFIT OF SAID UNIT 144, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

Commonly known as: 2550 North Lakeview, Unit S32-02 and Parking Unit 144, Chicago, Illinois

Property Identification Numbers: 14-28-319-112-1100  
14-28-319-115-1045