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Doc# 2106355074 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/04/2021 03:44 PM PG: 1 OF 2

ILLINOIS

COUNTY OF COOK (A)
LOAN NO.: 0580128749

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. 13-36-109-092-0000; 13-39-109-053-0000



RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., 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 MARCH 03, 2020 executed by DAYTON SHEPPARD, A SINGLE MAN, AND SHANNAN BERKERY, A SINGLE WOMAN, AS JOINT TENANTS, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 10, 2020 as Instrument No. 2007013008 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: PARCEL 1: UNIT 2 IN THE 2911 W LYNDALF CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 9 AND 10 BLOCK 2 IN JOHNSTON JR.'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 22, 2019 ES DOCUMENT NUMBER 1932644103, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4. LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM FORSAID.

PROPERTY ADDRESS: 2911 W LYNDALF ST UNIT 2, CHICAGO, IL 60647

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JANUARY 13, 2021.

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

TRITTANY DIXON, VICE PRESIDENT

POD: 20201218

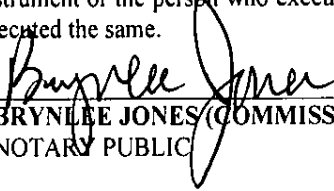
SH80701171M - LR - IL

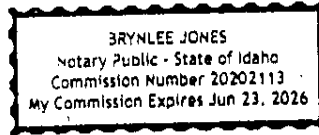


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STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 13, 2021, before me, BRYNLEE JONES, personally appeared TRITTANY DIXON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., 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.


BRYNLEE JONES (COMMISSION EXP. 06/23/2026)
NOTARY PUBLIC



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