

UNOFFICIAL COPY

Doc#: 2107634019 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2021 09:16 AM Pg: 1 of 2

ILLINOIS
COUNTY OF COOK (A)
LOAN NO.: 0505083779

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. 13-15-303-030-0000



RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, 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 APRIL 25, 2019 executed by KEVIN GREENE AND RACHEL GREENE HUSBAND AND WIFE., Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MAY 02, 2019 as Instrument No. 1912213081 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: THAT PART OF LOTS 13, 14, AND 15, IN BLOCK 42, IN MONTROSE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST HALF OF LOT 1 OF SCHOOL TRUSTEES SUBDIVISION, BEING THE EAST 40 ACRES OF THE NORTH HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE DUE SOUTH ON THE WEST LINE THEREOF, A DISTANCE OF 3.40 FEET; THENCE SOUTH 52 DEGREES 46 MINUTES, 30 SECONDS EAST, 76.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, 38.68 FEET; THENCE NORTH 00 DEGREES, 10 MINUTES 10 SECONDS EAST, 24.08 FEET; THENCE SOUTH 89 DEGREES, 50 MINUTES, 26 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES, 10 SECONDS WEST, 20.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 10 SECONDS WEST 20.00 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES 49 SECONDS EAST, 15.16 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 59.89 FEET; THENCE NORTH 52 DEGREES, 46 MINUTES, 30 SECONDS WEST, 92.75 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4315 KENNETH AVE, CHICAGO, IL 60641

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 10, 2021, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, ITS SUCCESSORS AND ASSIGNS


DEBORAH A. WHITE, VICE PRESIDENT

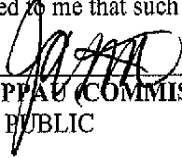
POD: 20210205
FS80901121M - LR - IL



UNOFFICIAL COPY

STATE OF TEXAS COUNTY OF DALLAS) ss.

On FEBRUARY 10, 2021, before me, JANET APPAU, personally appeared DEBORAH A. WHITE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, 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.



JANET APPAU (COMMISSION EXP. 08/27/2024)
NOTARY PUBLIC



Property of Cook County Clerk's Office