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Karen A. Yarbrough

Cook County Clerk

Date: 03/24/2021 12:08 PM Pg: 1 of 5

Recording Requested By:
REGIONS BANK

When Recorded Return To:
AMY MORRIS
REGIONS BANK
P O BOX 18001
5214 LINCOLN RD EXT
HATTIESBURG, MS 39404-8001



RELEASE OF MORTGAGE

REGIONS BANK #0001898064249 "MARSHALL" Lender ID:307767/0907594247 Cook, Illinois PIF: 02/10/2021
MIN #: 100032413514590855 SIS #: 1-888-679-6377

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC holder of a certain mortgage, made and executed by PATRICK M MARSHALL, A SINGLE MAN, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESale MORTGAGE, ITS SUCCESSORS AND ASSIGNS, in the County of Cook, and the State of Illinois, Dated: 12/18/2014 Recorded: 01/14/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 151401017 does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026

Legal. See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No. 17091130121048
Property Address: 758N LARRABEE STREET #319, CHICAGO, IL 60654

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
On February 17th, 2021

By: 
DENISE MCLAURIN, Assistant Vice-President

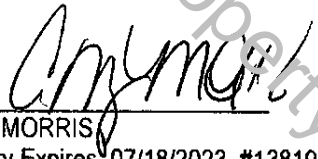
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RELEASE OF MORTGAGE Page 2 of 2

STATE OF Mississippi
COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of February, 2021, within my jurisdiction, the within named DENISE MCLAURIN , who acknowledged that (he)(she) is Assistant Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, a corporation, and that for and on behalf of the said corporation, and its act and deed (he) (she) executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

WITNESS my hand and official seal,



AMY MORRIS
Notary Expires: 07/18/2023 #138190



Prepared By:
G Lee McDonald Jr, REGIONS BANK P O BOX 18001, HATTIESBURG, MS 39404-8001 (800) 986-2462

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:

PARCEL A:

CONT 119 AND 01-01 IN THE ONE RIVER PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN RECONVEYANCE OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, ALSO LOTS 7 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 13 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 36 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE, 276.23 FEET TO THE SOUTHERLY FACE AND THE EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 84 DEGREES, 25 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 326.36 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREOF THE EAST 49.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10.00 FEET OF THE EAST 49.00 FEET OF THE FOLLOWING TRACT OF LAND: A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN RECONVEYANCE OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, ALSO LOTS 7 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 13 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 36 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE, 276.23 FEET TO THE SOUTHERLY FACE AND THE EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 84 DEGREES, 25 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 326.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

Clerk's Office

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PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PIPERACHIN AND DEVELOPMENT REQUIREMENTS AND UNDERGROUND UTILITIES, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2009 AS DOCUMENT 09919072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 2 TO 7, WITH INCLUSIVE, IN BLOCK 82 IN ROSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDARY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES, 34 MINUTES, 14 SECONDS WEST 184.53 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 224.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF A DRIVEWAY CONNECTING THE INTERIOR AND EXTERIOR DRIVEWAY TO NORTH LARRABEE STREET FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT INSTRUMENT RECORDED NOVEMBER 30, 2009 AS DOCUMENT 09919072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9 AND 10 IN BLOCK 82 IN ROSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDARY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST 184.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, 49.18 FEET TO THE SOUTH FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG THE EXTENSION OF SAID BUILDING FACE, 34.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 49.18 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 41 SECONDS WEST 39.00 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE DRIVEWAY RAMP FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2009 AS DOCUMENT 09919072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81 TOGETHER WITH A PARCEL OF LAND, 66.00 FEET WIDE LYING BETWEEN SAID BLOCK 81 AND 82 ALL IN ROSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDARY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 18 SECONDS WEST, ALONG SAID DOCK LINE, 328.27 FEET TO THE SOUTHWESTLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING AND THE POINT OF BEGINNING;

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THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LAHRABEE STREET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 14 SECONDS EAST, ALONG SAID WEST LINE, 27.08 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 43 SECONDS WEST, ALONG A LINE 27 FEET SOUTH OF AND PARALLEL WITH SAID BUILDING FACE, 218.71 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 89 DEGREES, 19 MINUTES, 18 SECONDS EAST, 27.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PROPOSED WALKWAY, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 20, 2000 AS DOCUMENT 03929672 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81 TOGETHER WITH A PARCEL OF LAND, 64.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82 ALL IN SHERIDAN, BUTLER AND ROBERTS' BROAD ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAHRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, IN AN AZIMUTH BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 89 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE, 155.27 FEET TO A LINE 27.00 SOUTH OF AND PARALLEL WITH THE EASTERLY FACE AND THE EXTENSION OF AN EIGHT STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID PARALLEL LINE, 718.71 FEET TO THE AFORESAID WEST LINE OF LAHRABEE STREET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 14 SECONDS EAST, ALONG SAID WEST LINE, 5.00 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 43 SECONDS WEST, ALONG A LINE 27 FEET SOUTH OF AND PARALLEL WITH SAID BUILDING FACE, 218.71 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 89 DEGREES, 19 MINUTES, 18 SECONDS EAST, 27.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF COVENANTENURE RECORDED AS DOCUMENT 0029441899 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 5:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS 5-40, IN THE COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0029441899.

MARSHALL

COOK County Clerk's Office