

# UNOFFICIAL COPY

Doc#. 2108501090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/26/2021 08:09 AM Pg: 1 of 3

When Recorded Mail To:  
Nationstar Mortgage LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0642709836

## SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lienholder of a Mortgage made by **KIMBERLY A SULLIVAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS** bearing the date 05/23/2013 and recorded in the Office of the Recorder of **COOK** County, in the State of **Illinois**, in **Document # 131508340**.

The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this satisfaction/discharge of record, with respect to the property therein described as situated in the County of COOK, State of Illinois as follows, to wit:

SEE EXHIBIT "A" ATTACHED

Tax Code/PIN: 13-26-429-041-1004

Property is commonly known as: 2454 N KEDZIE BLVD # 1, CHICAGO, IL 60647.

**Dated this 10th day of March in the year 2021**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS**



LAUREN ASTLE

VICE PRESIDENT

All persons whose signatures appear above are employed by NTC, have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

NSMRC 421967789 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN  
100011511235765626 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR  
T102103-12:24:04 [C-3] ERCNIL1



\*D0072098211\*

# UNOFFICIAL COPY

Loan Number 0642709836

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 10th day of March in the year 2021, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
VICKY MCCOY  
COMM EXPIRES: 12/18/2022



VICKY MCCOY  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG285301  
EXPIRES: 12/18/2022

Document Prepared By: Dave LaRosa/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

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

NSMRC 421967789 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN  
100011511235765626 MERS PHONE 1-888-679-6377 MLP3 Mailing Address: P.O. Box 2026, Flint, MI 48501.-2026 DOCR  
T102103-12:24:04 [C-3] ERCNIL1



\*D0072098211\*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Loan Number 0642709836

'EXHIBIT A'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS IN DOCUMENT NUMBER 0814341150 AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT 2454-1 IN THE ELIZABETH MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES OF THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0625610044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. THIS DEED IS FURTHER SUBJECT TO: (A) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (B) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT; (C) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO (D) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (E) COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND BUILDING LINES OF RECORD WHICH DO NOT ADVERSELY AFFECT THE BUYERS INTENDED USE OF THE PROPERTY; (F) ACTS DONE OR SUFFERED BY PURCHASE OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER (G) ENCROACHMENTS, IF ANY, AS SHOWN ON THE PLAT OF SURVEY TO BE ATTACHED AS EXHIBIT "D" TO THE DECLARATION. (H) PUBLIC UTILITY EASEMENTS; (I) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; (J) PRIVATE EASEMENTS; (K) PARTY WALL RIGHTS AND AGREEMENTS AND (L) MATTERS OVER WITH THE TITLE COMPANY HAS AGREED TO INSURE. GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROJECT ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL. PIN #: 13-26-429-041-1004



\*421967789\*



\*D0072098211\*

Clerk's Office