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Doc# 2111618100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 09:46 AM Pg: 1 of 2

ILLINOIS
COUNTY OF COOK (A)

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. 13-36-331-016 & 13-36-331-017



RELEASE OF MORTGAGE

The undersigned, **FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, 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 17, 2004** executed by **JUDITH CLEMENTS, AN UNMARRIED PERSON**, Mortgagor, to **FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA**, Original Mortgagee, and recorded on **MAY 05, 2004** as Instrument No. **0412647283** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

PROPERTY ADDRESS: **1625-27 N MOZART ST UNIT #2N, CHICAGO, IL 60647**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **APRIL 20, 2021**.

FIRST FRANKLIN FINANCIAL CORPORATION, BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

ERIC FERGUSON, VICE PRESIDENT

STATE OF **ARIZONA** COUNTY OF **MARICOPA**) ss.

On **APRIL 20, 2021**, before me, **REBECCA FRITZ**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR FIRST FRANKLIN FINANCIAL CORPORATION**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

REBECCA FRITZ (COMMISSION EXP. 05/12/2024)
NOTARY PUBLIC



POD: 20210415

BA8050117IM - LR - IL



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Attached to the Release of Mortgage dated April 20, 2021

BA80501171M -LR51331846-CLEMENTS

LEGAL DESCRIPTION

PARCEL 1: UNIT 2M TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1625-1627 NORTH MOZART STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0407893116, IN EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-2M, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS AND COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TAX NO. 13-35-331-016 AND 017