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

Doc#: 2111910111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2021 11:33 AM Pg: 1 of 4

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **PRABHAT KUMAR SINGH AND NANDIKA SURI** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, dated **04/07/2015** and recorded on **04/15/2015**, in Book **N/A** at Page **N/A**, and/or as Document **1510541119** in the Recorder's Office of **Cook County, State of Illinois**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Legal Description: **See exhibit A attached**

Tax/Parcel Identification number: **17-22-110-035-1014**

Property Address: **1427 S PRAIRIE AVE UNIT A-14 CHICAGO, IL 60605**

Witness the due execution hereof by the owner of said mortgage on **04/26/2021**.

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



Angela Williams
Vice President

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STATE OF Louisiana }
PARISH OF OUACHITA } s.s.

On **04/26/2021**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Vicki C. Knighten - 54231 , Notary Public
Lifetime Commission

Vicki C. Knighten
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID #54231

Prepared by/Record and Return to:

LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE LA 71203
Telephone Nbr: 1-866-756-8747

Loan No.: 1857118788
MIN: **100196399007055708**
MERS Phone #: **(888) 679-6377**
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

Property of Cook County Clerk's Office

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Loan No. 1857118788

EXHIBIT A

Parcel 1: Unit a-14 in Prairie Place Condominium as delineated on the Plat of survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes subdivision being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East Line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East Line of Said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East line 68.00 feet thereon to the point of beginning, in Cook County, Illinois.

Also

that part of Lot 2 in Prairie Place Townhomes subdivision, being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East Line of said Lot 1 for a distance of 175.0 feet to the North Line of Lot 2; thence North 89 degrees 58 minutes 41 seconds West along said North Line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West Line of Lot 2 aforesaid 175.0 feet to the Northwest Corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North Line 75.0 feet to the point of beginning, in Cook County, Illinois.

Also

that part of Lot 2 in Prairie Place Townhomes subdivision, together with part of the former lands of the Illinois Central Railroad in the Northwest Fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: commencing at the Northeast Corner of Lot 1 in Prairie Place Townhomes subdivision aforesaid; thence South 00 degrees 01 minutes 19 seconds West 68.0 feet along the East Line of Said Lot 1; thence South 89.0 degrees 58 minutes 41 seconds East 102.21 feet to the point of beginning; thence North 00 degrees 12 minutes 58 seconds West 24.18 feet; thence Northwesteasterly 99.92 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing north 02 degrees 15 minutes 36 seconds East 59.90 feet); thence North 89 degrees 58 minutes 41 seconds West 97.13 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet to the point of beginning, in Cook County, Illinois.

Also

the East 122.07 feet of the West 197.07 feet of the North 119.0 feet of lot 2 in Prairie Place Townhomes subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

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(continued)

that part of Lot 2 in Prairie Place Townhomes subdivision together with that part of the former lands of the Illinois Central Railroad in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: commencing at the Northwest Corner of Said Lot 2; thence South 89 degrees 58 minutes 41 seconds East 197.07 feet along the North line of Said Lot 2 to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 64.48 feet; thence South 06 degrees 22 minutes 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of Said Arc bearing south 05 degrees 58 minutes 41 seconds West 77.27 feet; thence North 00 degrees 01 minutes 19 seconds East 119.00 feet to the point of beginning, in Cook County, Illinois.

Also

Lot 1 in Prairie Place Townhomes subdivision, being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, recorded March 3, 1995 as document number 95150205, in Cook County, Illinois.

Which Plat of survey is attached as exhibit "e" to the declaration of condominium recorded April 29, 1996 in the office of the recorded of deeds of Cook County, Illinois, as document number 96318235, as amended by the correction to declaration recorded in the Recorder's Office on May 21, 1996 as document number 96385673 and amended by the First Amendment recorded in the recorder's office on November 25, 1996 as document number 96895524, as amended by the Second Amendment Recorded in the Recorder's Office on December 1, 1997 as document number 97895567, as amended by the Third Amendment Recorded in the Recorder's Office on January 29, 1998 as document number 98078464, as amended by the Forth Amendment Recorded in the Recorder's Office on June 23, 1998 as document number 98536091, as amended from time to time, together with its undivided percentage interest in said parcel and all the property and space comprising all the units thereof as defined and set forth in said declaration and survey.

Parcel 2:

Non-exclusive easement for the benefit of parcel 1 for ingress and egress over, upon and across the easement parcel as created and set out in the grant of easement dated December 20, 1994 and recorded December 29, 1994 as document number 04080035.