

# UNOFFICIAL COPY

Doc#. 2115801147 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2021 09:04 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. 13-31-213-054-0200



## RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **FIRST MAGNUS FINANCIAL CORPORATION, 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 **AUGUST 10, 2005** executed by **ROMEO BANIAS, A MARRIED PERSON AND ESTER CLAUDINE BANIAS, HIS WIFE**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **OCTOBER 14, 2005** as Instrument No. **0528749101** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**  
PROPERTY ADDRESS: **6406 W. MCLEAN AVE, CHICAGO, IL 60707**

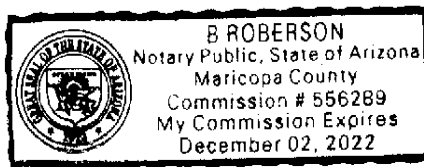
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **MAY 26, 2021**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE

  
ERIC FERGUSON, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On **MAY 26, 2021**, before me, **B ROBERSON**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, whose identity was proven to me on the basis of satisfactory evidence to be the person who **is** 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.

  
**B ROBERSON (COMMISSION EXP. 12/02/2022)**  
NOTARY PUBLIC



POD: 20210517  
BA80501171M - LR - IL  


  
MIN: 100039223150024637

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Attached to the Release of Mortgage dated May 26, 2021

BA8050117IM 104360130 BANIAS

## LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF LOT 15 (EXCEPT THE NORTH 15.5 FEET THEREOF) AND ALL OF LOT 17, TOGETHER AS A TRACT, IN BLOCK 4 IN GRANT HESBETH'S GUARANTEE OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES 27 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 25.47 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 25.47 FEET TO A POINT, SAID POINT BEING 25.47 FEET EAST OF THE WEST LINE OF SAID TRACT, THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.47 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.47 FEET TO THE WEST LINE OF SAID TRACT, SAID POINT BEING 25.47 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 7.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, SAID SOUTH LINE BEING A CURVED LINE CORNER SOUTH AND HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 16.89 FEET, THENCE NORTH 89 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 41.74 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT, COVENANTS, CONDITIONS AND RESTRICTIONS AND APURTENANT AGREEMENT, EASEMENTS AND EGRESS FOR SAID TRACT BEING SOLIDLY THOROUGH, DATED MAY 3, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NO. 201106066.

Property of Cook County Clerk's Office