

# UNOFFICIAL COPY

Doc#: 2117433190 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/23/2021 03:06 PM Pg: 1 of 2

**ILLINOIS**  
COUNTY OF COOK (A)  
LOAN NO.: 0579517423

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. 03-16-202-006-1031



## RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BBMC MORTGAGE, LLC, 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 MAY 21, 2015 executed by SEYMOUR FRUMKIN AND LYUBOV FRUMKIN, HUSBAND AND WIFE, IN JOINT TENANCY, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BBMC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on APRIL 29, 2015 as Instrument No. 1511956025 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION  
PROPERTY ADDRESS: 1500 W. HARBOUR DRIVE UNIT 2N, WHEELING, IL 60090

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JUNE 17, 2021.

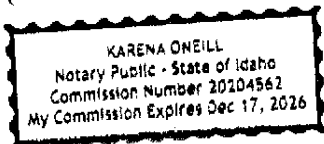
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BBMC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

TRITTANY DIXON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JUNE 17, 2021, before me, KARENA ONEILL, personally appeared TRITTANY DIXON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BBMC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

KARENA ONEILL (COMMISSION EXP. 12/17/2026)  
NOTARY PUBLIC



POD: 20210528  
SH80701171M - LR - IL



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SH80701171M - 0579517423 - FRUMKIN

## LEGAL DESCRIPTION

UNIT NO. 2-N IN 1500 WEST HARBOR DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 1 OF LAKE OF THE WINDS SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 (EXCEPT THE EAST 20 FEET THEREOF USED FOR ROADWAY) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 165.42 FEET. THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 108.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 86.29 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 13 SECONDS EAST A DISTANCE OF 129.34 FEET, THENCE NORTH 54 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.91 FEET, THENCE SOUTH 35 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 86.23 FEET, THENCE SOUTH 54 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.79; THENCE SOUTH 20 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 107.21 FEET; THENCE SOUTH 69 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 86.39 FEET, THENCE NORTH 20 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 106.89 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 108.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 27, 1972 AND KNOWN AS TRUST NUMBER 45068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22762748; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

## PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 24, 1974 AND RECORDED AS DOCUMENT 22762747 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, KNOWN AS TRUST NUMBER 45068 TO LARRY S. GREEN BERG AND JAN H. ALTER DATED JULY 25, 1975 AND RECORDED OCTOBER 10, 1975 AS DOCUMENT 23251942 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.