

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:

TERESA LINGENFELTER
PNC BANK, NATIONAL ASSOCIATION
P.O. BOX 8820
DAYTON, OH 45482

Doc# 2119742007 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/16/2021 09:53 AM PG: 1 OF 4

1000228362
NICHOLAS CHUCHNA
PO Date: 06/08/2021

FOR PROTECTION OF OWNER, THIS
RELEASE SHALL BE FILED WITH THE
RECORDER OR THE REGISTRAR OF
TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED. MIN# 100196399004408348
MERS PHONE: 1-888-679-6377

RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

NICHOLAS CHUCHNA, A SINGLE MAN AND THOMAS J CHUCHNA AND DIANE R CHUCHNA, HUSBAND AND WIFE

to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC. ITS SUCCESSORS AND ASSIGNS dated September 3, 2013 calling for the original principal sum of dollars (\$168,000.00), and recorded in Mortgage Record, page and/or instrument # 1327326030, of the records in the office of the Recorder of COOK COUNTY, ILLINOIS, more particularly described as follows, to wit:

1816 N SPAULDING AVE UNIT 3, CHICAGO IL - 60647
Tax Parcel No. 13-35-409-057-0000

SEE ATTACHED FOR LEGAL DESCRIPTION

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they being thereto duly authorized, this 16th day of June, 2021.

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

By

MICHELLE F PYBURN
Its ASSISTANT SECRETARY

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UNOFFICIAL COPY

1000228362

MIN# 100196399004408348 MERS PHONE: 1-888-679-6377


NICHOLAS CHUCHNA

State of OHIO)
County of MONTGOMERY COUNTY) SS:

Before me, the undersigned, a Notary Public in and for said County and State this 16th day of June, 2021, personally appeared MICHELLE F PYBURN, ASSISTANT SECRETARY, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC. ITS SUCCESSORS AND ASSIGNS

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal



Notary Public
COREY WELLMAN
My commission expires **4/21/2025**



COREY WELLMAN, NOTARY PUBLIC
Residence - Greene
State Wide Jurisdiction, Ohio
Expiration Date April 21 2025
Commission # 2020 RE-813931

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5143672 ZNC
 STREET ADDRESS: 1816 N.SPAULDING AVE, #3, CHICAGO, IL
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 13-35-409-057-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SPAULDING AVENUE, A DISTANCE OF 431.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.22 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 91.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 47.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.52 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 47.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED AORIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUMS AT SPAULDING TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 30.00 FEET OF THE EAST 74.33 FEET OF THAT PART TAKEN AS A TRACT (EXCEPT THE NORTH 9.55 FEET OF THE EAST 82.00 FEET THEREOF):

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 421.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 10, A DISTANCE 157.51 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTH 89 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 121.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 147.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 39.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN

(CONTINUED).

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5143672 ZNC
STREET ADDRESS: 1816 N.SPAULDING AVE, #3, CHICAGO, IL
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 13-35-409-057-0000

LEGAL DESCRIPTION:

COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS AT SPAULDING TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 5 FEET OF THAT PART TAKEN AS A TRACT:

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 421.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 10, A DISTANCE OF 157.51 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTH 89 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 121.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 147.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 39.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.