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Doc#. 2121001248 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 08:11 AM Pg: 1 of 3

When Recorded Mail To:
LoanCare
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0028889194

SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lienholder of a Mortgage made by **DUMITRU SPATARU AND IULIA STAYER** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR BJV FINANCIAL SERVICES INC. DBA FORUM MORTGAGE BANCORP, ITS SUCCESSORS AND ASSIGNS** bearing the date 10/13/2017 and recorded in the Office of the Recorder of **COOK** County, in the State of **Illinois**, in **Document # 1729604079**.

The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this satisfaction/discharge of record, with respect to the property therein described as situated in the County of **COOK**, State of **Illinois** as follows, to wit:

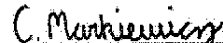
SEE EXHIBIT "A" ATTACHED

Tax Code/PIN: 02-01-400-018-1101

Property is commonly known as: 1730 N EMERALD BAY UNIT 5, PALATINE, IL 60074.

Dated this 28th day of July in the year 2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BJV FINANCIAL SERVICES INC. DBA FORUM MORTGAGE BANCORP, ITS SUCCESSORS AND ASSIGNS


CASSANDRA MARKIEWICZ
VICE PRESIDENT

All persons whose signatures appear above are employed by NTC, have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

LC002 426164063 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100725501170004229
MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR 1282107-12:17:02 [C-3]
ERCNIL1



D0081643536

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Loan Number 0028889194

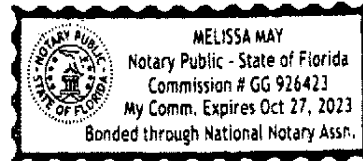
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 28th day of July in the year 2021, by Cassandra Markiewicz as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BJV FINANCIAL SERVICES INC. DBA FORUM MORTGAGE BANCORP, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Melissa May

MELISSA MAY

COMM EXPIRES: 10/27/2023



Document Prepared By: Dave LaRosa/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

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

LC002 426164063 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100725501170004229
MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T282107-12:17:02 [C-3]
ERCNIL1



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Property of Cook County Clerk's Office

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Loan Number 0028889194

'EXHIBIT A'

PARCEL 1: UNIT NUMBER 5-87 IN THE GROVES OF HIDDEN CREEK CONDOMINIUM II AS DELINEATED ON A SURVEY OF A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS AND BYLAWS FOR THE GROVES OF HIDDEN CREEK CONDOMINIUM II ("DECLARATION") MADE BY LASALLE NATIONAL BANK, A UNITED STATES CORPORATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST NUMBER 44398, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23517637. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY. PARCEL II: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AUGUST 26, 1974 AS DOCUMENT NUMBER 22827822 AND CREATED BY THE DEED FROM LASALLE NATIONAL BANK, A UNITED STATES CORPORATION NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NUMBER 44398 IN FAVOR OF HENRY DUECK AND SUSAN GAYLE DUECK, HIS WIFE, DATED AUGUST 1, 1977 AND RECORDED NOVEMBER 9, 1977 AS DOCUMENT NUMBER 24186105, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.



426164063



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Cook County Clerk's Office