

UNOFFICIAL COPY

Doc#: 2121825147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/06/2021 11:03 AM Pg: 1 of 3

Selene/ROI
Loan #: 500490583-ER



MIN: 100031400006003308

MERS Telephone No. 1-888-679-6377

RELEASE OF MORTGAGE

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

KNOW BY ALL MEN BY THESE PRESENTS: that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, its successors and assigns, ("Holder"), the mortgagee of a certain Mortgage executed by MAX RIVERA AND EVA RIVERA, HUSBAND AND WIFE, NOT AS JOINT TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, its successors and assigns, dated 8/26/2009 recorded in the Official Records under Document No. 0935108000 RE-RECORDED 12/30/2009 AS INST# 0936457093 AND WHICH INSTRUMENT WAS MODIFIED ON 11/1/2012 AS INST# 1230615003 FURTHER MODIFIED ON 12/4/2015 AS INST# 1533847120 FURTHER MODIFIED ON 5/20/2020 AS INST# 2014103233 in the County of COOK, State of Illinois, to secure an indebtedness in the principal sum of \$173,992.00 and certain promises and obligations set forth in said Mortgage, and covers that tract of real property located in COOK County, Illinois commonly known as 2574 NORTH WEST ST, RIVER GROVE, IL 60171, being described as follows:

SEE ATTACHED EXHIBIT "A"

PARCEL: 12-27-411-025-0000

Holder hereby acknowledges cancellation of said mortgage and hereby declares the same as released and discharged.

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Executed this Aug. 24, 2021.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, its successors and assigns

By: [Signature]
Name: Lori A. Lowe
Title: ASSISTANT SECRETARY

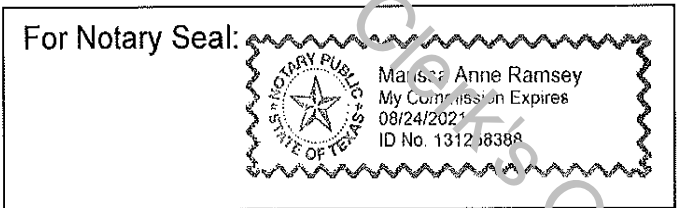
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared Lori A. Lowe, ASSISTANT SECRETARY, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, its successors and assigns, a corporation, and that ne/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 4 day of Aug, A.D. 2021.

Marissee Anne Ramsey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY'S PRINTED NAME



ADDRESS:
c/o MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as mortgagee, P.O.
Box 2026, Flint, MI 48501-2026
RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:
Charles A. Brown & Associates, P.L.L.C.
Charles A. Brown, Attorney at Law
2316 Southmore
Pasadena, TX 77502
713-941-4928

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Mortgage dated 8/26/2009 in the amount of 173992
Property Address: 2574 NORTH WEST ST, RIVER GROVE, IL 60171

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EXHIBIT "A"

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 in Block 21 in WALTER G. MCINTOSH AND COMPANY'S RIVER PARK ADDITION, a Subdivision of Part of Fractional Sections 27 and 34, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 15, 1925 as document 8944974, in Cook County, Illinois.

Property of Cook County Clerk's Office