

# UNOFFICIAL COPY

Doc#: 2123255261 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/20/2021 03:48 PM Pg: 1 of 4

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This Instrument Prepared By:  
FCI Lender Services, Inc.  
8180 E. Kaiser Blvd.  
Anaheim Hills, CA 92808  
800-931-2424  
This Instrument Prepared By: Cynthia Ramirez

Loan #: 399103983

IL, Cook



S820039SAT  
REF216476508

## SATISFACTION OF MORTGAGE

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **AMERICAN IRA, LLC FBO VALERY LIPENKO SEP IRA (72.7%) & FREESTYLE INVESTMENTS LLC (27.3%)** does hereby certify that a certain MORTGAGE, by **LL & PJ INC.** (collectively the "Borrower"), is hereby RELEASED AND SATISFIED and the real estate described therein is fully released as described below:

**Original Lender: AMERICAN IRA, LLC FBO VALERY LIPENKO SEP IRA (72.7%) & FREESTYLE INVESTMENTS LLC (27.3%) Dated: 07/23/2015 Recorded: 08/13/2015 Instrument: 1522508165 in Cook County, IL Loan Amount: \$55,000.00**  
**Property Address: 19134 PINE DRIVE, COUNTRY CLUB HILLS, IL 60478; 19132 PINE DR., COUNTRY CLUB HILLS, IL 60478; 1449 KASTEN DRIVE, DOLTON, IL 60419**  
**Parcel Tax ID: 31-10-200-089-1107; 31-10-200-089-1106; 29-02-432-021-0000**  
**Legal description is attached hereto and made a part thereof.**

The party executing this instrument is the present holder of the document described herein.  
IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 08/12/2021.

AMERICAN IRA, LLC FBO VALERY LIPENKO SEP IRA  
(72.7%) & FREESTYLE INVESTMENTS LLC (27.3%)  
BY: FCI LENDER SERVICES INC., AS SERVICING AGENT

By:

Name: VANESSA VARELAS  
Title: SERVICING AGENT

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Loan #: 399103983

REF216476508

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 08/12/2021 before me, MARISA ROSA AGUIRRE, Notary Public, personally appeared VANESSA VARELAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

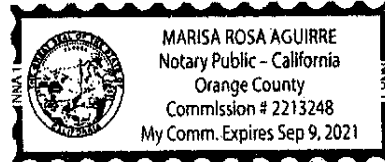
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:



Notary Public: MARISA ROSA AGUIRRE

My Comm. Expires: 09/09/2021



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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 20152708

### PARCEL 1:

UNIT 122 AS DELINEATED ON SURVEY OF CERTAIN LOT OR LOTS IN TIERRA GRANDE COURTS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1972 AS DOCUMENT 22052057 IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH PARCEL IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MEDEMA BUILDERS, INC. CORPORATION OF ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 23, 1973 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN: 31-10-200-089-1106

C/K/A: 19132 PINE DR. COUNTRY CLUB HILLS, IL 60478

### PARCEL 2:

UNIT 123 AS DELINEATED ON SURVEY OF CERTAIN LOT OR LOTS IN TIERRA GRANDE COURTS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1972 AS DOCUMENT 22052057 IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH PARCEL IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MEDEMA BUILDERS, INC. CORPORATION OF ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 23, 1973 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN: 31-10-200-089-1107

C/K/A: 19134 PINE DR., COUNTRY CLUB HILLS, IL 60478

### PARCEL 3:

LOT 27 IN CALUMET HIGHLANDS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THAT PART OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 WHICH IS NORTH OF THE ROW OF THE SOUTH CHICAGO AND SOUTHERN RAILROAD COMPANY IN SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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(EXCEPT THAT PART OF CONDEMNED IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE NO. 41C69901) IN COOK COUNTY, ILLINOIS.

PIN: 29-02-432-021-0000

C/K/A: 1449 KASTEN DRIVE, DOLTON, IL 60419

Property of Cook County Clerk's Office