

UNOFFICIAL COPY

Doc#: 2124217039 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 09:33 AM Pg: 1 of 2

ILLINOIS
COUNTY OF COOK (A)

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. 03-29-411-142-0000



RELEASE OF MORTGAGE

The undersigned, **BANK OF AMERICA, N.A.**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, 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 06, 2017** executed by **SRINIVAS PIDIKITI, RADHA M PIDIKITI**, Mortgagor, to **BANK OF AMERICA, N.A.**, Original Mortgagee, and recorded on **MAY 22, 2017** as Instrument No. **1714247113** in the Office of the Recorder of Deeds for **COOK (A)** County, State of **ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**
PROPERTY ADDRESS: **706 E WING ST, ARLINGTON HEIGHTS, IL 60004**

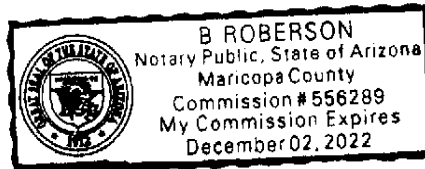
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **AUGUST 23, 2021**.
BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

ERIC FERGUSON, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **AUGUST 23, 2021**, before me, **B ROBERSON**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A.**, whose identity was proven to me on the basis of satisfactory evidence to be the person who or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


B ROBERSON (COMMISSION EXP. 12/02/2022)
NOTARY PUBLIC



POD: 20210813
BA8050117IM - LR - IL



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Attached to the Release of Mortgage dated August 23, 2021

BA8050117IM - 510154000 - PIDIKITI

LEGAL DESCRIPTION

PARCEL 1: LOT 8-2, IN ARLINGTON CROSSING, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065 AND CORRECTED BY DOCUMENT 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT 1018229011, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144040.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144041.

TOGETHER WITH ANY AND ALL HEREDITAMENTS AND APPURTENANCES BELONGING OR PERTAINING TO THE REAL ESTATE, AND ALL THE ESTATE, RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO THE REAL ESTATE;

AND THE GRANTOR DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, AND GRANTEE'S HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS, THAT THE GRANTOR HAS NOT DONE, OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE REAL ESTATE HEREBY GRANTED IS, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHANGED, EXCEPT AS RECITED IN THIS SPECIAL WARRANTY DEED; AND THAT THE GRANTOR WILL WARRANT AND DEFEND THE REAL ESTATE AGAINST ALL PERSONS LAWFULLY CLAIMING, OR CLAIM THE SAME, BY, THROUGH OR UNDER THE GRANTOR, SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS: ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM DESCRIBED HEREIN AND TO THE REAL ESTATE TAXES NOT YET DUE, SPECIAL SERVICE AREA TAXES, ASSESSMENTS, PATENT RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, WATER RIGHTS, RIGHTS-OF-WAY, OTHER EASEMENTS, MATTERS SHOWN ON THE RECORDED COMMUNITY PLAT, AND OTHER MATTERS OF RECORD NOT ADVERSELY AFFECTING MARKETABILITY OF THE REAL ESTATE.