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

Doc#: 2124455314 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 02:40 PM Pg: 1 of 2

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **MATTHEW M ALBINAK** to **JPMORGAN CHASE BANK, N.A.**, dated **07/25/2006** and recorded on **08/23/2006**, in Book N/A at Page N/A, and/or as Document **0623502267** in the Recorder's Office of **Cook County, State of Illinois**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Legal Description: **See exhibit A attached**

Tax/Parcel Identification number: **13-25-113-04-1008**

Property Address: **3037 NORTH TROY ST APT 1W CHICAGO, IL 60618**

Witness the due execution hereof by the owner of said mortgage on **08/31/2021**.

JPMORGAN CHASE BANK, N.A.



Angela Williams

Vice President - Document Execution

STATE OF **Louisiana**
PARISH OF **Ouachita** } s.s.

On **08/31/2021**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, N.A.** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Ira D Brown - 16206, Notary Public

Lifetime Commission

IRA D. BROWN
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 16206

Prepared by/Record and Return to:

LIEN RELEASE

JPMORGAN CHASE BANK, N.A

700 KANSAS LANE, MAIL CODE LA4-3120

MONROE LA 71203

Telephone Nbr: 1-866-756-8747

Loan No.: 0917996839

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Loan Number: 0917996839

EXHIBIT A

Parcel 1:

Unit No. 3037-1W in Troy Courtyard Condominium as delineated on Plat of Survey of the following described tract of land: Lot 40 (except the North 9.00 feet thereof) in Block 4 in Wisner's Subdivision of parts of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian; also Lot 38 (except the South 12.00 feet thereof) and all of Lot 39 in Said Block 4 in said Albert Wisner's Subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded July 24, 2006, as document no. 0620534001, as amended from time to time, together with its undivided percentage ownership in said parcel.

Parcel 2:

Exclusive right to the use of Storage Space S-6 as a limited common element as set forth in the Declaration of Condominium and Survey attached thereto recorded as document 0620534001.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, flues, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.