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RECORDING REQUESTED BY:
Wells Fargo Bank, National Association
Credit Management Group SBA
1150 W. Washington St., 1st Floor
Tempe, AZ 85281-1480



Doc# 2126719039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 01:49 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
Darcy & Devassy PC
444 N. Michigan Ave., Suite 3270
Chicago, IL 60611

CANCELLATION OF DOCUMENT TITLED "RELEASE OF MORTGAGE"

This Cancellation of Document Titled "Release of Mortgage" is made and effective as of September 23, 2021 by Wells Fargo Bank, National Association (the "Lender").

RECITALS

A. On December 24, 2018, Jachymiak Properties, LLC made and executed, for the benefit of Lender, that certain Mortgage which was recorded on January 7, 2019 in the Office of the Cook County Recorder of Deeds as Instrument No. 1900741159 (the "Mortgage") on the following real property:

Pin Nos. 13-23-216-023-0000; 13-23-216-024-0000; 13-23-216-025-0000; and
13-23-216-026-0000.

Property Address: 3830-38 N. Kedzie Ave., Chicago, IL 60618

Legal Description: See attached Exhibit A.

B. As a result of an error, inadvertence, and mistake, the following document was erroneously recorded in the Office of the Cook County Recorder of Deeds: a Release of Mortgage that was executed by the Lender and recorded on February 4, 2020 as Instrument No. 2003506146 (the "Release of Mortgage"). The Release of Mortgage was, at the time of execution and recordation, and is hereby declared by the parties executing this Cancellation of Document, to be void, in that the Release of Mortgage was recorded in error.

C. The Mortgage SHOULD NOT HAVE BEEN RELEASED, since the indebtedness which the same secured has not been fully satisfied, such that no consideration for the Release of Mortgage was provided by Jachymiak Properties, LLC to the Lender.

D. The Lender desires to cancel the Release of Mortgage and reaffirm that the Release of Mortgage is void and cancelled as though the Release of Mortgage had never been issued and recorded.


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CANCELLATION OR SETTING ASIDE OF RELEASE OF MORTGAGE

Lender executed the Release of Mortgage and recorded the same in the Office of the Cook County Recorder of Deeds because of error, inadvertence, and mistake. Lender presents this Cancellation of Document for the purpose of revoking, canceling, and rendering the Release of Mortgage of record as Instrument No. 2003506146, Office of the Recorder of Deeds for Cook County, Illinois, as NULL AND VOID, as if the same had not been made, thus leaving the lien granted by the Mortgage of record as Instrument No. 1900741159 in full force and effect. The Original Mortgage is being refiled simultaneously herewith.

IN WITNESS WHEREOF, the Lender has executed this document this 23rd day of September, 2021.

LENDER:
Wells Fargo Bank, National Association

By: 
Name: Patrick W. Bean
Title: Vice President

STATE OF CALIFORNIA)
) SS.
COUNTY OF PLACER)

See Attached Certificate

I HEREBY CERTIFY that on this 23rd day of September, 2021, before me personally appeared Patrick W. Bean, Vice President of Wells Fargo Bank, National Association, to me known to be the same person who signed the foregoing instrument as his free act and deed as such officer for the use and purpose therein mentioned, and that the said instrument is the act and deed of Wells Fargo Bank, National Association.

WITNESS my signature and official seal

Notary Public
My commission expires:

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ACKNOWLEDGMENT

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 Placer

On Sept 23, 2021 before me, S Redman, Notary Public
(insert name and title of the officer)

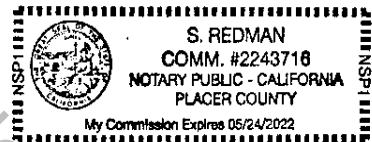
personally appeared Patrick Bean
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Signature *S Redman*

(Seal)



Property of Placer County Clerk's Office

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EXHIBIT A

For PIN 13-23-216-026-0000

Commonly known as: 3830 N. Kedzie Ave., Chicago, IL 60618

PARCEL 1

LOTS 12 and 13, BOTH INCLUSIVE, IN BLOCK 1 IN JAMES PEASE SECOND IRVING PARK BOULEVARD ADDITION OF THE NORTH 1/2 OF THE SOUTH 2/3 OF THE NORTH 3/4 OF THE EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

For PIN 13-23-216-023-0000; 13-23-216-024-0000; and 13-23-216-025-0000

Commonly known as: 3838 N. Kedzie Ave., Chicago, IL 60618

PARCEL 2

LOTS 6 TO 11, BOTH INCLUSIVE, IN BLOCK 1 IN JAMES PEASE SECOND IRVING PARK BOULEVARD ADDITION OF THE NORTH 1/2 OF THE SOUTH 2/3 OF THE NORTH 3/4 OF THE EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS