

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

Doc#. 2129825205 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2021 12:28 PM Pg: 1 of 4

**KESALON HARRIS**  
**PNC BANK, NATIONAL ASSOCIATION**  
**P.O. BOX 8820**  
**DAYTON, OH 45482**

**8200085118**  
**JULIAN A RAMIREZ**  
PO Date: 10/05/2021

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

## RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

**JULIAN A RAMIREZ**

to **PNC BANK, N.A.** dated **March 26, 2020** calling for the original principal sum of dollars (**\$413,250.00**), and recorded in Mortgage Record , page and/or instrument # **2015655089**, of the records in the office of the Recorder of **COOK COUNTY, ILLINOIS**, more particularly described as follows, to wit:

**300 W GRAND AVE, CHICAGO IL - 60654**  
Tax Parcel No. **17-09-236-019-1018**

SEE ATTACHED EXHIBIT A.

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they being thereto duly authorized, this **22nd** day of **October, 2021**.

**PNC BANK, N.A.**

By



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**MICHELLE F PYBURN**  
Its **MORTGAGE OFFICER**

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**8200085118**

**JULIAN A RAMIREZ**


State of **OHIO** )  
County of **MONTGOMERY COUNTY** ) SS:

Before me, the undersigned, a Notary Public in and for said County and State this 22nd day of October, 2021 ,  
personally appeared **MICHELLE F PYBURN, MORTGAGE OFFICER**, of  
**PNC BANK, N.A.**

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal

*Corey Wellman*



**COREY WELLMAN**  
NOTARY PUBLIC  
IN AND FOR  
THE STATE OF OHIO  
MY COMMISSION EXPIRES  
**APRIL 21, 2025**

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Notary Public  
**COREY WELLMAN**  
My commission expires **4/21/2025**

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**JULIAN A RAMIREZ**

**8200085118**

PO Date: **10/05/2021**

## EXHIBIT A

PARCEL 1: UNIT 305 IN THE 300 WEST GRAND AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98548807. PARCEL 3: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 12 LOCATED ON THE FOLLOWING DESCRIBED LAND FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY PARKING AGREEMENT RECORDED AS DOCUMENT NUMBER 98548809 AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT RECORDED AS DOCUMENT NUMBER 98813720 SAID LAND DESCRIBED AS FOLLOWS: LOTS 14, 15, 16, 17 AND 18 BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO

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IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND AS CONVEYED TO THE OWNER OF UNIT 305 BY THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 300 WEST GRAND CONDOMINIUM ASSOCIATION.

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