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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#: 2132201072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2021 02:52 PM Pg: 1 of 3

RELEASE MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR THE ANDERSON FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **JOSEPH R ROOT AND MELISSA ROOT** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE ANDERSON FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS**, dated **03/20/2020** and recorded on **06/15/2020**, in Book N/A at Page N/A, and/or as Document **2016721152** 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: **17-04-223-047-0000**

Property Address: **55 W GOETHE ST UNIT 1252 CHICAGO, IL 60610**

Witness the due execution hereof by the owner of said mortgage on **11/16/2021**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR THE ANDERSON FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS



Angela Williams
Vice President

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STATE OF Louisiana
PARISH OF OUACHITA } s.s.

On 11/16/2021, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR THE ANDERSON FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS** 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).

Yolanda A. Diaz



YOLANDA A. DIAZ
STATE OF LOUISIANA
LIFETIME COMMISSION
NOTARY ID #87401

Yolanda A. Diaz - 87401 , Notary Public
Lifetime Commission

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.: 1320612631
MIN: **10078470000053855**
MERS Phone #: **(888) 679-6377**
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

Property of Cook County Clerk's Office

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Loan Number: 1320612631

EXHIBIT A

PARCEL 1

THAT PART OF LOT 18 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 101.05 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 54.51 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 24.98 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 54.51 FEET TO THE NORTH LINE OF SAID LOT 18; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, 24.98 FEET TO THE PLACE OF BEGINNING, SAID CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSONS ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION ALL IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE BEEKMAN PLACE TOWNHOUSES RECORDED JULY 31, 1986, AS DOCUMENT 86327087 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1985, AND KNOWN AS TRUST NUMBER 65171 TO WILLIAM P. RITCHIE AND DIANE S. RITCHIE, HIS WIFE, RECORDED JUNE 3, 1987 AS DOCUMENT 87298280, ALL IN COOK COUNTY, ILLINOIS.