

UNOFFICIAL COPY

Doc#: 2211633431 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2022 03:41 PM Pg: 1 of 2

Instrument Prepared By:
REFS INC.
9070 Irvine Center Dr. Suite 120
Irvine, CA 92618

When Recorded Mail To:
MR ZHIPENG YANG, MS YANHUA TAN & MS MEIBAO LU
3553 W 38TH STREET UNIT 2
CHICAGO, IL 60632

ID DOCID#353758
Property Address:
3553 WEST 38TH STREET UNIT 2
CHICAGO, IL 60632
PIN # see exhibit "A"

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT **ROYAL BUSINESS BANK** the owner and holder of that certain mortgage given by **ZHIPENG JERRY YANG, A/K/A ZHIPENG YANG, MARRIED AND YANHUA TAN, MARRIED** to **PACIFIC GLOBAL BANK** bearing the date **11/20/2017**, and recorded on **11/28/2017** as File Number **1733212053**, in the office of the Clerk of the Circuit Court of **COOK** County, State of **IL**; given to secure the sum of **\$150,000.00**, does hereby acknowledge satisfaction of said mortgage without warranty, and hereby direct the Clerk of the Circuit Court to cancel the same of record.

Legal Description: **EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**
Executed on **4/26/2022**.

ROYAL BUSINESS BANK successor in interest to **PACIFIC GLOBAL BANK**

By: _____
REFS INC., JESSE M. BERBER, VICE PRESIDENT, Attorney-in-Fact

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 ORANGE

On **4/26/2022** before me, **DANH N. LE**, a Notary Public, personally appeared **JESSE M. BERBER** 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.

DANH N. LE, Notary Public



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LEGAL DESCRIPTION

EXHIBIT "A"

DOCID: 353758

and Lender's successors and assigns, the following described property located in the County of Cook:

Real Property tax identification number is 16-36-407-077-0000. ↵

UNIT 3553-2:

ALL THAT PART OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23, INCLUSIVE, IN

BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H. REES' SUBDIVISION OF THE SOUTHEAST QUARTER LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH STREET

EXCEPTING THEREFROM THE EAST 10 FEET OF LOT 11, THAT PART TAKEN FROM LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 FOR THE WIDENING OF WEST 38TH STREET AND EXCEPT THE WEST 9.0 FEET OF SAID LOTS 23 AND THAT PORTION OF SAID LOT 23 LYING NORTH OF THE HEREINAFTER DESCRIBED "LINE A", LINE "A" BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 52.81 FEET TO A POINT ON THE WEST LINE OF LOT 24 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 24, AND THERE TERMINATING ALL OF THE ABOVE TAKEN AS PART OF A TRACT AND EXCEPT THAT PORTION OF AFORESAID LOTS CURRENTLY IN USE FOR VEHICLES AND PEDESTRIAN TRAFFIC, RECORDED JUNE 07, 2006, AS DOCUMENT NO. 0616834001, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.00 FEET ALONG THE EAST LINE OF TRACT TO THE SOUTH LINE OF WEST 38TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES WEST ALONG THE SOUTH LINE OF WEST 38TH STREET 28.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 44 MINUTES 33 SECONDS WEST 43.09 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST 22.14 FEET; THENCE SOUTH 81 DEGREES 57 MINUTES 47 SECONDS WEST 81.67 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 24 SECONDS WEST 58.05 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST 74.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.14 FEET TO "LINE A"; THENCE NORTH 71 DEGREES 14 MINUTES 53 SECONDS EAST 16.90 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 28.15 FEET TO THE POINT OF BEGINNING.

PART OF TRACT (3553-2)

THAT PART OF TRACT DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 306.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 48.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST ALONG THE CENTERLINE OF PARTY WALL (AND EXTENDED LINE THEREOF) 74.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST ALONG THE CENTERLINE OF PARTY WALL 74.00 FEET TO THE POINT OF BEGINNING.

which currently has the address of 3553 W 38th St Unit 2, Chicago, Illinois 60632 ("Property Address");