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Doc#: 2219406167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2022 09:28 AM Pg: 1 of 2

ILLINOIS
COUNTY OF **COOK (A)**

PREPARED BY: **FIRST AMERICAN MORTGAGE SOLUTIONS**
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. **208-528-9895**

PARCEL NO. **17-04-424-062-0000**



RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, the Mortgagee of the certain Mortgage described below, does hereby release and reconvey, to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **SEPTEMBER 27, 2019** executed by **NICHOLAS L POWILLS, TRUSTEE OF THE NICHOLAS L POWILLS DECLARATION OF TRUST DATED 6/8/16 AND SHARON R POWILLS, TRUSTEE OF THE SHARON R POWILLS DECLARATION OF TRUST DATED 6/8/16**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **OCTOBER 24, 2019** as Instrument No. **1929717005** in the Office of the Recorder of Deeds for **COOK (A)** County, State of **ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

PROPERTY ADDRESS: **1015 N DEARBORN ST, CHICAGO, IL 60610**

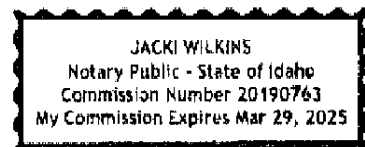
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JULY 12, 2022**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE

MELINDA CODY, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JULY 12, 2022**, before me, **JACKI WILKINS**, personally appeared **MELINDA CODY** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

JACKI WILKINS (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20220701
BA8050117IM - LR - IL



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BA8050117IM - 295393175 - POWILLS

LEGAL DESCRIPTION

PARCEL A:

PARCEL 1015-1

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.01 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 43.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 16.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 43.66 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 43.67 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1015-4

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 43.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 5.41 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 36.17 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 38.17 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1003-1021 N. DEARBORN TOWNHOMES RECORDED JANUARY 14, 2008 AS DOCUMENT NUMBER 0801434099 FOR SUPPORT, PARTY WALLS, UTILITIES, ENCROACHMENTS, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED THEREIN ACCORDING TO THE TERMS

SET FORTH THEREIN.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18TH, 2006 AS DOCUMENT NUMBER 0629110008, AND AMENDED BY AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NUMBER 0716608095 FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE CONDOMINIUM GARAGE, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")