

# UNOFFICIAL COPY

Doc#: 2227047212 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2022 03:24 PM Pg: 1 of 2

**ILLINOIS**  
COUNTY OF **COOK (A)**  
LOAN NO.: 5773244715

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. 15-12-315-011-0000



## RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **GUARANTEED RATE, INC., 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 **JUNE 15, 2016** executed by **ERICH BIXLER, MARRIED MAN**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **JUNE 23, 2016** as Instrument No. **1617522217** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **LOT 1 IN URBAUER'S SUBDIVISION OF LOT 10 AND 11 IN BLOCK 5 IN E.S. CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PROPERTY ADDRESS: **121 PARK AVE, RIVER FOREST, IL 60305**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **SEPTEMBER 27, 2022**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS**

**TODD SLEIGHT, VICE PRESIDENT**

POD: 20220921

AB8050920IM - LR - IL



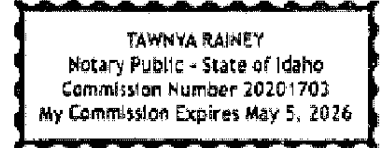
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STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 27, 2022, before me, TAWNYA RAINEY, personally appeared TODD SLEIGHT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS 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.

*Tawnya Rainey*

TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC



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