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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#: 2303741086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 10:22 AM Pg: 1 of 3

RELEASE MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, owner of record of a certain mortgage from **OSCAR GARDUNO AND YOLANDA AGUILAR** to **WASHINGTON MUTUAL BANK, FA**, dated **11/30/2006** and recorded on **12/26/2006**, in Book **N/A** at Page **N/A**, and/or as Document **0636046060** 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: **12-04-204-050-1074**

Property Address: **9602 W HIGGINS RD UNIT 3D ROSEMONT, IL 60018**

Witness the due execution hereof by the owner of said mortgage on **02/03/2023**.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA



Angela Williams

Vice President - Document Execution

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STATE OF Louisiana }
PARISH OF Ouachita } s.s.

On **02/03/2023**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA** 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).



Ira D Brown - 16206 , 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

IRA D. BROWN
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 16206

Loan No.: 3011893454

Property of Cook County Clerk's Office

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Loan Number: 3011893454

EXHIBIT A

UNIT 3-"D" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL) THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, 139.0 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH 22 DEGREES 27 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED THENCE SOUTH 67 DEGREES 33 MINUTES 00 SECONDS EAST 125.51 FEET, THENCE NORTH 20 DEGREES 12 MINUTES 40 SECONDS EAST 201.48 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE DRAWN NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST FROM A POINT ON THE WESTERLY LINE OF SAID LOT 1, 65.47 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 1, THENCE SOUTH 78 DEGREES 52 MINUTES 32 SECONDS WEST 94.83 FEET MORE OR LESS TO A POINT 205.26 FEET NORTHEASTERLY OF THE WESTERLY LINE OF SAID LOT 1 (AS MEASURED ALONG SAID LINE HAVING A BEARING OF NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST) THENCE SOUTH 20 DEGREES 12 MINUTES 40 SECONDS WEST 118.97 FEET THENCE NORTH 67 DEGREES 33 MINUTES 00 SECONDS WEST 24.60 FEET MORE OR LESS TO A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT FROM THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID RIGHT ANGLES LINE 30 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN GRIZAFFI AND FALCONE EXECUTIVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY GRIZAFFI AND FALCONE CONTRACTORS INC. A CORP. OF ILLINOIS RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19358624 TOGETHER WITH AN UNDIVIDED INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND PROPERTY AND SPACE KNOWN AS UNITS 1-"A" TO 1-"E", 2-"A" TO 2-"E" AND 3-"A" TO 3-"E" AS SAID UNITS ARE DELINEATED ON SAID SURVEY) IN COOK COUNTY, ILLINOIS.