

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

Doc#. 2309010030 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2023 10:33 AM Pg: 1 of 3

**MICHELLE PYBURN**  
**PNC BANK, NATIONAL ASSOCIATION**  
**P.O. BOX 8820**  
**DAYTON, OH 45482**

**0002973345**  
**ANDRE E KELLER**  
PO Date: 03/23/2023

FOR PROTECTION OF OWNER, THIS  
RELEASE SHALL BE FILED WITH THE  
RECORDER OR THE REGISTRAR OF  
TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED. MIN# 100203300000285517  
MERS PHONE: 1-888-679-6377

## RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

**ANDRE E KELLER AND SHARON Y KELLER, HUSBAND AND WIFE**  
to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR**  
**WATERMARK FINANCIAL PARTNERS, INC ITS SUCCESSORS AND ASSIGNS** dated **December 16, 2003**  
calling for the original principal sum of dollars (~~\$155,745.00~~), and recorded in Mortgage Record , page and/or  
instrument # **0401615080**, of the records in the office of the Recorder of **COOK COUNTY, ILLINOIS**, more  
particularly described as follows, to wit:

**11710 SOUTH ARTESIAN AVENUE, CHICAGO IL - 60655**  
Tax Parcel No. **24-24-414-044**

SEE ATTACHED EXHIBIT A.

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they  
being thereto duly authorized, this **30th** day of **March, 2023**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR**  
**WATERMARK FINANCIAL PARTNERS, INC ITS SUCCESSORS AND ASSIGNS**

By 

\_\_\_\_\_  
JOAN L WIMSATT  
Its ASSISTANT SECRETARY

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**0002973345**

**MIN# 100203300000285517 MERS PHONE: 1-888-679-6377**

**ANDRE E KELLER**

State of **OHIO** )  
County of **MONTGOMERY COUNTY** ) SS:

Before me, the undersigned, a Notary Public in and for said County and State this **30th** day of **March, 2023**, personally appeared **JOAN L. WIMSATT, ASSISTANT SECRETARY**, of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR WATERMARK FINANCIAL PARTNERS, INC ITS SUCCESSORS AND ASSIGNS**

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal

  **CONSUELO A TRAVIS**  
NOTARY PUBLIC  
IN AND FOR  
THE STATE OF OHIO  
MY COMMISSION EXPIRES  
**July 16, 2023**

\_\_\_\_\_  
Notary Public  
**CONSUELO A TRAVIS**  
My commission expires **7/16/2023**

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**ANDRE E KELLER**

**0002973345**

PO Date: **03/23/2023**

## EXHIBIT A

LAND SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOT 3 (EXCEPT NORTH 21 FEET THEREOF) AND NORTH 29 FEET OF LOT 4 IN BLOCK 7 IN N.J. MCELHINNY FIRST ADDITIOJ TO SOUTHTOWN, SUBDIVISION OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE BALTIMORE AND OHIO CHICAGO TERMINAL TRANSFER COMPANY, IN COOK COUNTY, ILLINOIS. BEING THE SAME PROPERTY CONVEYED TO ANDRE E KELLER AND SHARON Y KELLER, HIS WIFE BY DEED FROM MARY HAMMILL, RECORDED 11/07/1995 IN DOCUMENT NO. 95764787.