

# UNOFFICIAL COPY

Doc#: 2313808079 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2023 11:48 AM Pg: 1 of 2

**ILLINOIS**  
COUNTY OF COOK (A)  
LOAN NO.: 0028516631

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. 15-09-101-006-0000



## RELEASE OF MORTGAGE

The undersigned, TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, located at C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied 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 DECEMBER 19, 2005 executed by CARDELL L. SIMMONS, JR. AND PATRICIA A. SIMMONS, HUSBAND AND WIFE, Mortgagor, to CITICORP TRUST BANK, FSB, Original Mortgagee, and recorded on DECEMBER 22, 2005 as Instrument No. 0535634048 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 106 FREDERICK AVE, BELLWOOD, ILLINOIS 60104

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MAY 16, 2023.

TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

  
SIERRA C. PREATOR ASSISTANT SECRETARY

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MAY 16, 2023, before me, KRISTIN H. CARL, personally appeared SIERRA C. PREATOR known to me to be the ASSISTANT SECRETARY of SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT FOR TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE 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.

  
KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

KRISTIN H CARL  
Notary Public - State of Idaho  
Commission Number 20201371  
My Commission Expires May 5, 2026

POD: 20230504

SP8100114IM - LR - IL



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MIN: 100011511203033254

MERS PHONE: 1-888-679-6377

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SP8100114IM- 0028516631- SIMMONS

## LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC NUMBER 90101955, BEING KNOWN AND DESIGNATED AS: LOT 6 (EXCEPT THAT PART LYING WESTERLY OF A STRAIGHT LINE DRAWN SOUTHWESTERLY FROM A POINT IN THE NORTH LINE OF SAID LOT 6, 51.56 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 6 TO A POINT IN THE SOUTH LINE OF SAID LOT 6, 47.44 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 6) IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4, AND THE VACATED STREETS AND ALLEYS IN HULBERT'S HEIGHTS DEVELOPMENT AT MANHEIM AND ST. CHARLES ROADS, BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. BY FEE SIMPLE DEED FROM RIVER FOREST STATE BANK AND TRUST COMPANY, TRUSTEE UNDER TR. NO. 7372 DATED 08-04-1978 AS SET FORTH IN DOC NUMBER 90101955 DATED 02/15/1990 AND RECORDED 03/07/1990, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Property of Cook County Clerk's Office