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Record and Return To:

Dovenmuehle Mortgage Inc
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8924

Doc#: 2319145028 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/10/2023 09:31 AM Pg: 1 of 2

This Instrument Prepared By:**Dipika Rathod**

Dovenmuehle Mortgage Inc
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8924
(800-669-4268)

Lender ID: 245

Loan #: 1467735815

Investor Loan #: 245

MIN: 1007191-0001634745-1

MERS Phone #: (888) 679-6377

RELEASE OF MORTGAGE

Illinois

KNOW ALL MEN BY THESE PRESENTS that, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS P.O. BOX 2026, FLINT, MI 48501-2026, , the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage. Original Mortgagor(s): TRAVIS MARTIN GESELL, A SINGLE MAN.

Original Mortgagee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS

Dated: 06/12/2020 Recorded: 07/29/2020 in Book/Reel/Liber: N/A at Page/Folio: N/A as Instrument No: 2021121130

Loan Amount: \$300000.00

Legal Description: PARCEL 1: UNIT 308 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-8 A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 308, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN. PARCEL 3: THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-5A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 308, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Parcel Tax ID: 14-17-118-032-1018

County: Cook County, State of Illinois

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Property Address: 4553 N MAGNOLIA AVE UNIT 308, CHICAGO, IL 60640

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **07/07/2023**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026

By: 

Name: **JEFFREY HODAL**

Title: **VICE PRESIDENT**

STATE OF **Illinois**
COUNTY OF **Lake** } s.s.

On **07/07/2023**, before me, **Melanie Anne Oerkfitz**, Notary Public, personally appeared **JEFFREY HODAL, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **Melanie Anne Oerkfitz**

My Commission Expires: **08/28/2024**



PROPERTY OF COOK COUNTY CLERK'S OFFICE