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Doc#: 2319410019 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 09:51 AM Pg: 1 of 2

ILLINOIS
COUNTY OF COOK (A)

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. 02-24-203-044-1062



RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, 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 FEBRUARY 18, 2009 executed by GREGORY C SMITH, AND ARLYNNE J FERNANDEZ, AS JOINT TENANTS, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 12, 2009 as Instrument No. 0907149040 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 307 S LANCELOT LN, PALATINE, ILLINOIS 60074-6825

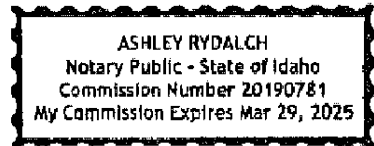
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 12, 2023.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE

TIPHANY JO WILLIAMS VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 12, 2023, before me, ASHLEY RYDALCH, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE 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.

ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.

POD: 20230703
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BA8050117IM-202663653-SMITH;FERNANDEZ

LEGAL DESCRIPTION

ALL THAT CERTAIN CONDOMINIUM UNIT SITUATED IN THE CITY OF PALATINE, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

UNIT 6-018/0323 IN COVENTRY PARK CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; CERTAIN LOTS IN COVENTRY PARK UNIT 1, (PHASE 1 AND 2) BEING A SUBDIVISION OF THE PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED December 27, 1994, AS DOCUMENT NUMBER 04074188, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD.

County of Cook County Clerk's Office