

# UNOFFICIAL COPY

**Record and Return To:**

Citizens Bank NA  
One Citizens Bank Way  
Johnston, RI 02919

Doc#: 2329946056 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/26/2023 11:31 AM Pg: 1 of 2

**This Instrument Prepared By:**

**Haly Vinas**  
Citizens Bank NA  
One Citizens Bank Way  
Johnston, RI 02919  
(401)282-7000

Loan #: **197922422**

## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that, **CITIZENS BANK, N.A.**, the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage.

Original Mortgagor(s): **DAVID SCHERER, HUSBAND AND CAROLINE SCHERER, WIFE**

Original Mortgagee(s): **CITIZENS BANK, N.A.**

Dated: **10/21/2022** Recorded: **11/14/2022** Instrument: **2231842194** in Cook County, IL Loan Amount: **\$100,000.00**

Property Address: **3051 W ARMITAGE AVE, 2E, CHICAGO, IL 60647**

Parcel Tax ID: **13-36-302-055-1002**

Legal: **SEE ATTACHED**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **10/20/2023**.

**CITIZENS BANK, N.A.**

By: 


Name: **Mikayla Hall**

Title: **Officer**

STATE OF **Rhode Island** } s.s.  
COUNTY OF **Providence**

On **10/20/2023**, before me, **Johaly Vinas**, Notary Public, personally appeared **Mikayla Hall, Officer** of **CITIZENS BANK, N.A.**, 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: **Johaly Vinas**

My Commission Expires: **05/23/2027**

Commission #: **764154**

**Johaly Vinas**  
Notary Public, ID# **764154**  
State of Rhode Island  
My Commission Expires May 23, 2027

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## EXHIBIT A

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

### PARCEL 1:

UNIT NO. 2E, IN THE CONDOMINIUMS AT 3051 W. ARMITAGE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3 AND 4, IN THE SUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 2, IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 37 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 11, 2019, AS DOCUMENT NO. 1919245116, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P5 L.C.E. UNIT 2E, STORAGE SPACE S1 L.C.E. UNIT 2E AND ROOF DECK L.C.E. UNIT 2E. ALL AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED HERETO.

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID SCHERER AND CAROLINE SCHERER, AS TENANTS IN THE ENTIRETY, BY DEED FROM VARIABLE PROPERTIES, LLC-3051 SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED 07/10/2019 AND RECORDED ON 07/17/2019 IN INSTRUMENT NO. 1919857074, IN THE COOK COUNTY RECORDERS OFFICE.

PARCEL NO. 13-36-302-055-1002, 13-36-302-027-0000 AND  
13-36-302-026-0000

Accurate Nbr: 7140933

Address : 3051 W ARMITAGE AVE, 2E, Chicago, IL