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Doc#: 2330741032 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 10:02 AM Pg: 1 of 3

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RELEASE OF MORTGAGE

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICES THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW BY ALL MEN BY THESE PRESENTS, THAT:

PHH Mortgage Corporation, ("Holder"), is the owner and holder of a certain Mortgage executed by GLADYS FERNANDEZ N/K/A GLADYS TALLET AND ROBERTO M. TALLET, HUSBAND AND WIFE, AS JOINT TENANTS, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR LIBERTY HOME EQUITY SOLUTIONS, INC., its successors and assigns, dated 5/24/2018 recorded in the Official Records as Instrument No. 1815629322 in the County of COOK, State of Illinois. The mortgage secures that indebtedness in the principal sum of \$472,500.00 and certain promises and obligations set forth in said Mortgage, and covers that tract of real property located in COOK County, Illinois commonly known as 2529 N LAWDALE AVE, CHICAGO, IL 60647, being described as follows:
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"
PARCEL: 13-26-321-014-0000

Holder hereby acknowledges cancellation of said mortgage and hereby declares the same as released and discharged.

Executed this 10/27/2023.

PHH Mortgage Corporation

BY: Carol Criswell
NAME: CAROL CRISWELL
TITLE: ASSISTANT SECRETARY

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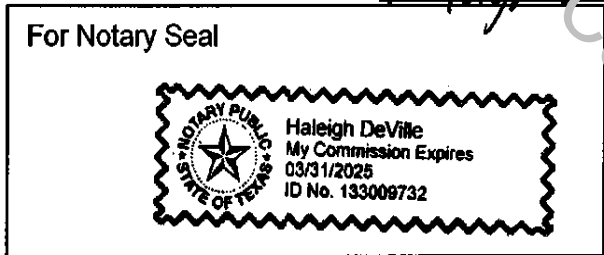
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared CAROL CRISWELL, ASSISTANT SECRETARY, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PHH Mortgage Corporation, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 29 day of Oct, A.D. 2023.

NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME: Haleigh DeVille



HOLDER'S ADDRESS:
1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:

DocSolutionUSA
DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Mortgage dated 5/30/2018 in the amount of \$472,500.00
Property Address: 2529 N LAWNDALE AVE, CHICAGO, IL 60647

County Clerk's Office

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EXHIBIT "A"

LOT 17 IN BLOCK 2 IN HEAFIELD'S SUBDIVISION OF BLOCK 12, (EXCEPT THE NORTH 44 FEET THEREOF) IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 25 ACRES IN THE NORTH EAST CORNER, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office