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

Doc#. 2334133153 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 11:01 AM Pg: 1 of 3

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **DIANA SUAREZ AND JAVIER BALAGUERA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, dated **09/22/2021** and recorded on **10/22/2021**, in Book **N/A** at Page **N/A**, and/or as Document **2129528258** in the Recorder's Office of **Cook County, State of Illinois**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Legal Description: **See exhibit A attached**

Tax/Parcel Identification number: **13-13-330-031-1003 ; 13-13-330-031-1056**

Property Address: **4011 N FRANCISCO AVE UNIT 103 CHICAGO, IL 60618**

Witness the due execution hereof by the owner of said mortgage on **12/04/2023**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS



Angela Williams
Vice President

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STATE OF Louisiana
PARISH OF OUACHITA } s.s.

On 12/04/2023, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Yolanda A. Diaz - 87401 , Notary Public
Lifetime Commission

YOLANDA A. DIAZ
STATE OF LOUISIANA
LIFETIME COMMISSION
NOTARY ID #87401

Prepared by/Record and Return to:

Drafted By: **Levi Keyes**
LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE LA 71203
Telephone Nbr: 1-866-756-8747

Loan No.: 1160294298
MIN: **100719100012225817**
MERS Phone #: **(888) 679-6377**
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

Property of Cook County Clerk's Office

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Loan Number: 1160294298

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:

UNIT 103 AND B-12 IN FRANCISCO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 15 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIPS 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 TO 5 IN RESUBDIVISION OF LOTS 24 TO 28 IN BLOCK 15 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0407827021, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PUBLIC AND UTILITY EASEMENTS, ACTS DONE BY OR SUFFERED THROUGH BUYER, ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED, CONDOMINIUM DECLARATION AND BYLAWS, IF ANY, AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

DEED TYPE: WARRANTY DEED BETWEEN STEVE A. WITTEN, AN UNMARRIED MAN AND DIANA SUAREZ AND JAVIER BALALAGUERA, AS JOINT TENANTS DATED: 04/16/2021, RECORDED DATE: 06/08/2021, IN INSTRUMENT NO. 2115901343. CONSIDERATION: \$10.00

DEED TYPE: WARRANTY DEED BETWEEN JENNIFER S. TAYLOR (MARRIED) AND STEVE A. WITTEN DATED: 11/09/2005, RECORDED DATE: 12/16/2005, IN INSTRUMENT NO. 0535002274. CONSIDERATION: \$10.00

PARCEL ID: 13-13-330-031-1003

NOTE:

ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE LAND DESCRIBED HEREIN WITHIN A PERIOD OF TWENTY FOUR (24) MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

A DEED BETWEEN STEVE A. WITTEN, AN UNMARRIED MAN AND DIANA SUAREZ AND JAVIER BALALAGUERA, AS JOINT TENANTS RECORDED DATE: 06/08/2021, IN INSTRUMENT NO. 2115901343 OF OFFICIAL RECORDS IN COOK COUNTY.