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Doc#. 2334633110 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 10:11 AM Pg: 1 of 2

ILLINOIS COUNTY OF COOK (A)

PREPARED BY: TODD SLEIGHT
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. 13-13-201-028-1005



RELEASE OF MORTGAGE

The undersigned, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, located at 100 NORTH TRYON STREET, CHARLOTTE, NC 28255, the current 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 JANUARY 14, 2005 executed by JASON SILVIA, AND ANGELA SILVIA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JANUARY 31, 2005 as Instrument No. 0503135054 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: UNIT 2751-G IN GIDDINGS LANDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 18 IN BLOCK 26 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD); WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97116785, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2751 W GIDDINGS AVENUE UNIT#GW, CHICAGO, ILLINOIS 60625-3751

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on 12/5/23.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, BY BANK OF AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT

Angela Caldera
Name: Angela Caldera VICE PRESIDENT

POD: 20231129

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MIN: 100015700046101099

MERS PHONE: 1-888-679-6377

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STATE OF NORTH CAROLINA COUNTY OF GUILFORD) ss.

On 12-05-2023, before me, Travis L Murphy personally appeared Andrew Golden known to me to be the VICE PRESIDENT of BANK OF AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB 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.

Travis L Murphy

Travis L Murphy (COMMISSION EXP. 2-27-2025)
NOTARY PUBLIC

