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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#: 2336013030 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/26/2023 09:48 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 PERL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **BRIAN G FAIT** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PERL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, dated **05/07/2009** and recorded on **05/19/2009**, in Book N/A at Page N/A, and/or as Document **0913904106** 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: **14-30-119-052-1049 ; 14-30-119-052-1009**

Property Address: **2915 NORTH CLYBOURN AVENUE UNIT# 415 CHICAGO, IL 60618**

Witness the due execution hereof by the owner of said mortgage on **12/22/2023**.

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



Donna Acree
Vice President

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STATE OF Louisiana }
PARISH OF OUACHITA } s.s.

On 12/22/2023, before me appeared **Donna Acree**, 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 PERL MORTGAGE, INC., 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.: 1878302719
MIN: **100120002000220151**
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: 1878302719

EXHIBIT A

UNIT 415 AND P-15-48 IN THE 2915 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13 (EXCEPT THE NORTH 16 FEET THEREOF), 14, 15 AND THAT PART OF LOT 16 TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING ADJACENT TO LOTS 13, 14 AND 16, AFORESAID WHICH LIES SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 13 FEET AFORESAID, PRODUCED WEST TO THE NORTHEASTERLY LINE OF SAID LOT 16 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING SOUTHEASTERLY OF A LINE HEREINAFTER DESIGNATED LINE "B" WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30 IN SAID SUBDIVISION THENCE SOUTH $44^{\circ}58'17''$ EAST, ALONG THE NORTHEASTERLY LINE OF CLYBOURN AVENUE, 535.31 FEET TO THE POINT OF BEGINNING OF SAID LINE "B", THENCE NORTH $45^{\circ}01'43''$ EAST, 88.27 FEET TO THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 17, PRODUCED WEST, AFORESAID, BEING ALSO THE POINT OF TERMINUS OF SAID LINE "B", (EXCEPT THEREFROM THAT PART LYING ABOVE A HORIZONTAL PLANE OF 37.76 FEET ABOVE CHICAGO CITY DATUM AND EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART LYING ABOVE A HORIZONTAL PLANE OF 11.97 FEET ABOVE CHICAGO CITY DATUM IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN SNOW ESTATES SUBDIVISION BY THE SUPERIOR IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 15, THENCE NORTH $44^{\circ}58'17''$ WEST ALONG THE SOUTHWESTERLY LINE OF LOT 15 AFORESAID 129.46 FEET; THENCE NORTH $42^{\circ}20'57''$ EAST 4.47 FEET; THENCE NORTH $47^{\circ}39'09''$ WEST 0.39 FEET; THENCE NORTH $42^{\circ}20'57''$ EAST 8.13 FEET; THENCE NORTH $89^{\circ}36'21''$ EAST 14.54 FEET; THENCE SOUTH $00^{\circ}23'39''$ EAST 5.56 FEET; THENCE NORTH $89^{\circ}36'21''$ EAST 16.66 FEET; THENCE SOUTH $00^{\circ}23'39''$ EAST 5.16 FEET THENCE NORTH $89^{\circ}36'21''$ EAST 10.10 FEET; THENCE NORTH $00^{\circ}23'39''$ WEST 10.91 FEET; THENCE NORTH $89^{\circ}36'21''$ EAST 14.69 FEET; THENCE SOUTH $00^{\circ}23'39''$ EAST 7.16 FEET; THENCE NORTH $89^{\circ}48'21''$ EAST 26.93 FEET TO THE EAST LINE OF SAID 15 AFORESAID; THENCE SOUTH $00^{\circ}11'59''$ EAST ALONG SAID EAST LINE 93.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607210172, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.