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Doc#: 2402933195 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 01:38 PM Pg: 1 of 2

ILLINOIS
COUNTY OF **COOK (A)**
LOAN NO.: 2016616845

PREPARED BY: **ASHLEY RYDALCH**
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. 14-17-123-038-1005



RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, 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 **MARCH 09, 2021** executed by **COLIN STALTER AND ATHENA STALTER, HUSBAND AND WIFE, AS TENANCY BY THE ENTIRETY**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS**. Original Mortgagee, and recorded on **APRIL 07, 2021** as Instrument No. **2109721259** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **UNIT 2 N IN 4421-23 N BEACON CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 66 (EXCEPT THE NORTH 25 FEET THEREOF) AND THE NORTH 33 FEET OF LOT 35 IN THE SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE EAST 569.25 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PROPERTY ADDRESS: **4423 N BEACON ST APT 2N, CHICAGO, ILLINOIS 60640-4134**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 29, 2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR **FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS**

ASHLEY RYDALCH, VICE PRESIDENT

POD: 20231206
RP8020117IM - LR - IL



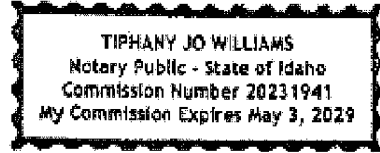
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STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 29, 2024, before me, TIPHANY JO WILLIAMS, personally appeared ASHLEY RYDALCH known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS 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.



TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)
NOTARY PUBLIC



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