

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

First American Bank
201 South State Street
P.O. Box 307
Hampshire, IL 60140

WHEN RECORDED MAIL TO:

FIRST AMERICAN BANK
201 S STATE STREET
PO BOX 307
HAMPSHIRE, IL 60140

THIS INSTRUMENT PREPARED BY

AMBERLEIGH WADE
LOAN OPERATIONS
201 S STATE STREET
HAMPSHIRE, IL 60140

SEND TAXES TO

PHILIP J MCGRATH
3853 N HAMLIN AVE
CHICAGO, IL 60618-4009

Doc#: 2405306079 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/22/2024 09:59 AM Pg: 1 of 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)

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.

KNOW ALL MEN BY THESE PRESENTS, That First American Bank of the County of Kane and the State of Illinois for and in consideration of the payment of the indebtedness secured by the property hereinafter mentioned, and the cancellation of all the notes thereby secured and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM UNTO PHILIP J. MCGRATH, TRUSTEE UNDER THE TERMS AND PROVISIONS OF THE PHILIP J. MCGRATH TRUST DATED MAY 19, 2004, his/her/their heirs, legal representatives and assignees, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 22ND day of OCTOBER, 2014, and recorded in the Recorder's Office of COOK County, in the State of Illinois, as document No. 1431157047, to the premises therein described as follows, situated in the County of COOK, State of Illinois, to wit:

See reverse side for legal description

Together with all the appurtenances and privileges there unto belonging or appertaining.
Permanent Real Estate Index Number(s): 13-23-112-002-0000 & 13-23-112-003-0000
Address(es) of premises: 3853 N HAMLIN AVE, CHICAGO, IL 60618

Witness My hand and seal, this 25TH day of JANUARY, 2024.

By: CASANDRA GAUL AVP (SEAL)

This instrument was prepared by Amberleigh Wade, Loan Operations, 201 South State Street, Hampshire, IL 60140

STATE OF ILLINOIS }
 } SS
COUNTY OF KANE }

On this 25TH day of JANUARY, 2024, before me, the undersigned Notary Public, personally appeared CaSandra Gaul, known to be the AVP, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By: Jill S Dykier Residing at ILLINOIS

Notary Public in and for the State of Illinois My commission expires _____



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY,
ILLINOIS:

LOTS 3 AND 4 IN BLOCK 6 IN MASONS SUBDIVISION OF THE EAST
1/2 OF THE NORTHWEST 1/4 (EXCEPT THE RAILROAD) OF SECTION
23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS BEING THE SAME PROPERTY CONVEYED TO PHILIP J.
MCGRATH TRUSTEE UNDER THE TERMS AND PROVISIONS OF THE
PHILIP J. MCGRATH TRUST DATED MAY 19, 2004, DATED 05/19/2004
AND RECORDED ON 06/07/2004 IN INSTRUMENT NUMBER
0415903130, IN THE COOK COUNTY RECORDERS OFFICE.

PARCEL NOS. 13-23-112-002-0000 AND 13-23-112-003-0000.

1639853

Address :3853 NORTH HAMLIN AVENUE, CHICAGO, IL

Property of Cook County Clerk's Office