

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

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

Doc#: 2409320030 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/2/2024 9:16 AM Pg: 1 of 2

WHEN RECORDED MAIL TO:

First American Bank

201 South State Street
Hampshire, IL 60140

SEND TAXES TO:

TIMOTHY R HIGGINS
JILL M HIGGINS
3946 N RAVENSWOOD AVE APT 508
CHICAGO IL 60617-5631

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, TIM HIGGINS AND JILL M HIGGINS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, his/her/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 27TH day of JULY 2015, and recorded in the Recorder's Office of COOK County, in the State of ILLINOIS, as document NO. 1523601033, 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): 14-19-201-036-1024
Address(es) of premise: 3946 N RAVENSWOOD AVE UNIT 508, CHICAGO IL 60613
Witness My hand and seal, this 13TH day of MARCH 2024.

By: CASANDRA GAUL LN SVC SPRVSR (SEAL)

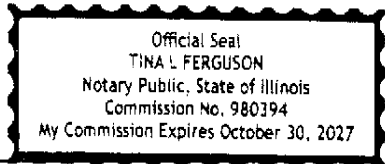
This instrument was prepared by TINA FERGUSON, Loan Operations, 201 South State Street, Hampshire, IL 60140

STATE OF ILLINOIS }
 } SS
COUNTY OF KANE }

On this 13TH day of MARCH 2024, before me, the undersigned Notary Public, personally appeared CASANDRA GAUL, known to be the LN SVC SPRVSR, 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: Tina Ferguson Residing at ILLINOIS

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



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LEGAL DESCRIPTION:

UNITS 508-G IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 1 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. SEE TITLE COMMITMENT A.P.N.: 14-19-201-036-1024

Property of Cook County Clerk's Office