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Doc#: 2410602025 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 9:36 AM Pg: 1 of 3

ILLINOIS

COUNTY OF COOK (A)

LOAN NO.: 2012871329

PREPARED BY: TRACY ALBERTSON

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. 06-07-409-056-0000



RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 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 31, 2021 executed by JUDITH L. SEIFERT, AS TRUSTEE OF THE DECLARATION OF TRUST JUDITH L. SEIFERT TRUST DATED NOVEMBER 20, 2002, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS, Original Mortgage, and recorded on APRIL 28, 2021 as Instrument No. 2111820377 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 873 DANDRIDGE CT, ELGIN, IL 60120

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 12, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS

TRACY ALBERTSON, VICE PRESIDENT

POD: 20240405

RP8020117IM - LR - IL



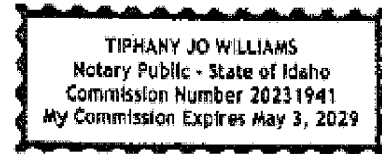
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STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **APRIL 12, 2024**, before me, **TIPHANY JO WILLIAMS**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, 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



This document contains electronic signatures.

Property of Cook County Clerk's Office

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RP8020117IM - 2012871329 - SEIFERT

LEGAL DESCRIPTION

THAT PART OF LOT 7 IN COBBLER'S CROSSING UNIT 15, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1991 AS DOCUMENT NUMBER 91397763, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE SOUTH 2 DEGREES, 50 MINUTES, 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, 88.60 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE CONTINUING SOUTH 2 DEGREES, 50 MINUTES, 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, 61.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE SOUTH 86 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, 146.09 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 3 DEGREES, 9 MINUTES, 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 7, 39.53 FEET TO A CORNER OF SAID LOT 7, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 7, BEING A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET, AN ARC DISTANCE OF 61.63 FEET, THENCE SOUTH 87 DEGREES, 9 MINUTES, 3 SECONDS EAST, 104.64 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.