

UNOFFICIAL COPY

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#: 2411020189 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/19/2024 10:52 AM Pg: 1 of 5

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **BRETT R KREITER AND JAMIE B KREITER** to **JPMORGAN CHASE BANK, N.A.**, dated **09/08/2021** and recorded on **09/14/2021**, in Book N/A at Page N/A, and/or as Document **2125720205** 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: **13-36-115-054-0000**

Property Address: **2001 N ALBANY AVE CHICAGO, IL 60647**

Witness the due execution hereof by the owner of said mortgage on **04/18/2024**.

JPMORGAN CHASE BANK, N.A.



Angela Williams

Vice President - Document Execution

UNOFFICIAL COPY

STATE OF Louisiana
PARISH OF OUACHITA } s.s.

On **04/18/2024**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, N.A.** 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 Reyes**

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.: 1390415136

UNOFFICIAL COPY

Loan Number: 1390415136

EXHIBIT A

LAND SITUATED IN THE COUNTY OF COOK IN THE STATE OF IL

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 105.88 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH, ALONG THE WEST LINE OF SAID LOT 19, 19.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 19.68 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG EXTENSION. SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS; THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST; ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20;

UNOFFICIAL COPY

THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING;

AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 19, 15.73 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL, THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID EXTENSION AND EAST FACE, 11.70 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE, 5.18

FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 8.05 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE AND THE WESTERLY EXTENSION THEREOF, 20.92 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LOT OF LOT 19, 19.56 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT P-1; COMMONLY KNOWN AS PARKING SPACE P-1

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH FACE OF SAID LOT 19, 20.91 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND

UNOFFICIAL COPY

FACE, 19.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, 8.00 FEET TO A POINT ON THE CENTER LINE OF PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 19.10 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 19; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH LINE, 8.00 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

TRACT P-2. COMMONLY KNOWN AS PARKING SPACE P-2

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET C.D. (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH FACE OF SAID LOT 19, 28.91 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF PAINTED STRIPE; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 19.10 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, 9.03 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 19.22 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 19; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH LINE, 9.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.