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Record and Return To:
FIFTH THIRD BANK
LIEN RELEASE
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBB1
CINCINNATI, OH 45273

Doc#: 2415014108 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/29/2024 9:59 AM Pg: 1 of 2

Prepared By:
CHERYL CULLICK
FIFTH THIRD BANK
5001 KINGSLEY DRIVE
MD# 1MOBB1
CINCINNATI, OH 45227
800-972-3030

Loan #: *****0611
Investor Loan #: 1731473816
MIN: 100546111301170050
MERS Phone #: (888) 672-6377
MERS Address: P.O. Box 2026, Flint, MI
48501-2026

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK AND TRUST COMPANY, NA., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS **P.O. BOX 2026, FLINT, MI 48501**, the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage.

Original Mortgagor(s): **GREGORY M WATSON AN UNMARRIED PERSON**

Original Mortgagee(s): **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BANK AND TRUST COMPANY, NA., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Dated: **02/16/2013** Recorded: **03/11/2013** Instrument: **1307001098** Book: **N/A** Page: **N/A** in **Cook County, IL** Loan Amount: **\$355000.00**

Property Address: **1711 W DIVISION ST APT 304, CHICAGO, IL 60622**

Parcel Tax ID: **17-06-406-048-1008 ; 17-06-406-048-1018**

Legal: **UNIT NUMBER 304 AND PU 6 IN THE 1711 WEST DIVISION PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THAT PART OF LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.96 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 5, 8.01 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 4.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 77.94 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, 40.03 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 17.82 FEET; THENCE SOUTH 00 DEGREES 06**

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MINUTES 56 SECONDS EAST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 9.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 9.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 30.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803216027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **05/24/2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK AND TRUST COMPANY, NA., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Todd Reese

Name: **Todd Reese**
Title: **Vice President**

STATE OF Ohio }
COUNTY OF HAMILTON } s.s.

On **05/24/2024**, before me, **Patricia L Evans**, Notary Public, personally appeared **Todd Reese, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK AND TRUST COMPANY, NA., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity (ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Patricia L Evans

Notary Public: **Patricia L Evans**
My Commission Expires: **06/10/2026**
Commission #: **2021-RE-832661**



PATRICIA L. EVANS
Notary Public, State of Ohio
My Commission Expires June 10, 2026