

# 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#: 2417618180 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/24/2024 4:24 PM Pg: 1 of 4

## RELEASE MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **JASPER E DOWELL AND DAISEY D DOWELL** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS**, dated **03/03/2017** and recorded on **03/09/2017**, in Book N/A at Page N/A, and/or as Document **1706808008** 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: **17-22-110-125-1267 ; 17-22-110-125-1314**

Property Address: **1235 S PRAIRIE AVE APT 3408 CHICAGO, IL 60605**

Witness the due execution hereof by the owner of said mortgage on **06/21/2024**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS**



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Angela Williams  
Vice President

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STATE OF Louisiana  
PARISH OF OUACHITA } s.s.

On **06/21/2024**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS** 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 Keyes**  
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.: 4021435670  
MIN: **100853701015919607**  
MERS Phone #: **(888) 679-6377**  
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

Property of Cook County Clerk's Office

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## EXHIBIT A

THE following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 3408 AND GU-28, IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1;

THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET;

THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°04'10" WEST, 36.31 FEET;

THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET;

THENCE NORTH 70°29'29" EAST, 0.41 FEET;

THENCE NORTH 88°19'45" EAST, 5.41 FEET;

THENCE SOUTH 00°28'25" WEST, 1.13 FEET;

THENCE SOUTH 89°54'00" EAST, 1.72 FEET;

THENCE SOUTH 00°11'42" EAST, 2.94 FEET;

THENCE SOUTH 88°36'47" EAST, 2.79 FEET;

THENCE SOUTH 00°05'25" WEST, 9.70 FEET;

THENCE NORTH 89°34'58" EAST, 1.41 FEET;

THENCE NORTH 00°18'21" EAST, 0.41 FEET;

THENCE SOUTH 89°41 '39" EAST, 8.87 FEET;

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THENCE SOUTH 00°04'18" WEST, 0.83 FEET;

THENCE SOUTH 89°41'50" EAST, 3.88 FEET;

THENCE NORTH 00°18'10" EAST, 1.99 FEET;

THENCE NORTH 89°48'37" EAST, 14.33 FEET;

THENCE NORTH 00°18'17" EAST, 1.69 FEET;

THENCE NORTH 89°52'08" EAST, 14.43 FEET;

THENCE SOUTH 00°11'08" EAST, 5.26 FEET;

THENCE SOUTH 89°49'40" EAST, 14.33 FEET;

THENCE SOUTH 00°07'47" WEST, 25.19 FEET;

THENCE SOUTH 89°52'13" EAST, 5.67 FEET;

THENCE SOUTH 00°57'07" WEST, 8.32 FEET;

THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-267, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

## PARCEL 3

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC. AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Loan Number: 4021435670