

# UNOFFICIAL COPY

DOC ID 392892

Doc#: 2422714077 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/14/2024 9:49 AM Pg: 1 of 3

**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.**

## RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND MODIFICATION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Royal Business Bank, Successor in Interest to Pacific Global Bank, 1055 Wilshire Blvd. Ste 1220, Los Angeles, CA 90017, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto Zhi Yuan Wang, individually, and Xiu Qin Fang, individually, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by that certain Mortgage dated December 5, 2016, Assignment of Rents dated December 5, 2016 & Modification of Mortgage dated December 5, 2018 and recorded Mortgage January 5, 2017, Assignment of Rents January 5, 2017 & Modification of Mortgage December 28, 2018 in the Recorder's Office of Cook, in the State of Illinois as Document Number 1700504151 of Mortgage, 1700504152 of Assignment of Rents & 1836234033 of Modification of Mortgage, in and to the premises described below situated in the County of Cook, State of Illinois, to wit:

The North 25 feet of Lots 25, 26, 27, and 28 in Block 7 in Archer Addition to Chicago in the Northeast Quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.


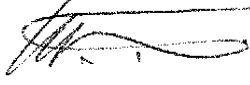
PIN: 17-28-222-022-0000

Property Address: 2400 S Wentworth Ave Chicago IL 60616

together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS his/her hand and seal this 31st day of July 2024.

ROYAL BUSINESS BANK

By:    
Name & Title: Robert Ross, SVP & Peter Tam, SVP

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State of \_\_\_\_\_ ) ss  
County of \_\_\_\_\_ )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be  
the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me  
this day in person and acknowledged that he signed, sealed and delivered the said instrument as  
his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

DOCUMENT PREPARED BY AND MAIL TO:

*See attached*

Royal Business Bank  
1055 Wilshire Blvd.  
Ste 1220  
Los Angeles, CA 90017

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On 07/31/2024 before me, Shu Zhan, Notary Public  
(insert name and title of the officer)

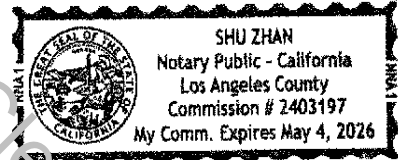
personally appeared Peter Tam and Robert Ross  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



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