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CEDRIC GILES
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Date 8/20/2024 11:44 AM Pg: 1 of 2

ILLINOIS
COUNTY OF COOK (A)

PREPARED BY: JEFFREY OSGOOD
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. 17-10-208-017-1120



RELEASE OF MORTGAGE

The undersigned, **BANK OF AMERICA, N.A.**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, 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 **AUGUST 08, 2014** executed by **SUSAN G FAIER**, Mortgagor, to **BANK OF AMERICA, N.A.**, Original Mortgagee, and recorded on **SEPTEMBER 11, 2014** as Instrument No. **1425408232** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**
PROPERTY ADDRESS: **401 E ONTARIO ST APT 3007, CHICAGO, ILLINOIS 60611**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **AUGUST 19, 2024**.
BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

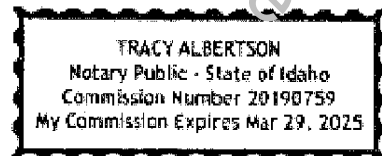

JEFFREY OSGOOD, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **AUGUST 19, 2024**, before me, **TRACY ALBERTSON**, personally appeared **JEFFREY OSGOOD** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A.** 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.



TRACY ALBERTSON (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.



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BA8050117IM - 509572000 - FAIER

LEGAL DESCRIPTION

PARCEL 1: UNIT 3007 IN THE 401 EAST ONTARIO CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 19 AND 20 (EXCEPTING THEREFROM THE WESTERLY 4 FEET THEREOF) IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20,31 AND 32, IN KINZIES ADDITION TO CHICAGO, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4-198, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR 401 EAST ONTARIO, A CONDOMINIUM, RECORDED AS DOCUMENT NO. THE DECLARATION TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION, IN COOK COUNTY, ILLINOIS.

ANY TENANT OCCUPYING THE ABOVE DESCRIBED UNIT WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED AT THE TIME THE CONTRACT FOR THAT PROPERTY WAS SIGNED EITHER HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE AT THAT TIME OR HAS WAIVED OR FAILED TO EXERCISE THAT RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

GENERAL:

WITH RESPECT TO PARCELS 1, 2 AND 3, GRANTOR ALSO HEREBY GRANTS GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS SPECIAL WARRANTY DEED IS SUBJECT TO I ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION OF EASEMENTS; II GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE; III SPECIAL TAXES AND ASSESSMENTS II FOR IMPROVEMENTS NOT YET COMPLETED, IV APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; V COVENANTS, CONDITIONS, RESTRICTIONS, AND BUILDING LINES OF RECORD; VI PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; VII ENCROACHMENTS; VIII PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; IX LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; X INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND XI ACTS DONE OR SUFFERED BY THE PURCHASER.