

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

KNOW ALL MEN BY THESE PRESENTS,

that

Insert residence, if individual, or principal office, if corporation giving street and street number.

DO **HEREBY CERTIFY** that the following Mortgage **IS PAID**, and do hereby consent that the same be discharged of record.

Mortgage dated the _____ day of _____ in the year _____, made by

to

in the principal sum of \$ _____ and recorded on the _____ day of _____ in the year _____, in Liber _____ of Section _____ of Mortgages, page _____, in the office of the _____ of the _____

Insert "Further" when required.

which mortgage _____ has not been _____ assigned of record.

Dated the _____ day of _____ in the year _____.

IN PRESENCE OF:

Section 321 of the Real Property Law expressly provides who must execute the certificate of discharge in specific cases and also provides, among other things, that (1) no certificate shall purport to discharge more than one mortgage, (except that mortgages affected by instruments of consolidation, spreader, modification or correction may be included in one certificate if the instruments are set forth in detail in separate paragraphs); (2) if the mortgage has been assigned, in whole or in part, the certificate shall set forth: (a) the date of each assignment in the chain of title of the person or persons signing the certificate, (b) the names of the assignor and assignee, (c) the interest assigned, and (d) if the assignment has been recorded, the book and page where it has been recorded or the serial number of such record, or (e) if the assignment is being recorded simultaneously with the certificate of discharge, the certificate of discharge shall so state, and (f) if the mortgage has not been assigned of record, the certificate shall so state; (3) if the mortgage is held by any fiduciary, including an executor or administrator, the certificate of discharge shall recite the name of the court and the venue of the proceedings in which his appointment was made or in which the order or decree vesting him with such title or authority was entered.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

STATE OF _____, COUNTY OF _____

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

_____, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

[add the following if the acknowledgment is taken outside NY State] and that said subscribing witness made such appearance before the undersigned in the _____ (insert the city or other political subdivision and the State or country or other place the proof was taken).

STATE OF

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument

[add the following if the acknowledgment is taken outside NY State] and that said subscribing witness made such appearance before the undersigned in the _____ (insert the city or other political subdivision and the State or country or other place the acknowledgment was taken).

STATE OF _____, COUNTY OF _____

On the _____ day of _____ in the year _____, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at _____ that he is the _____ of _____ the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.


Satisfaction of Mortgage

TITLE No. _____

TO

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

	CHOICE ABSTRACT CORP.
	570 Seventh Avenue - Ste. 1006
	New York, New York 10018
	Tel: 212-391-0800
	Fax: 212-391-4664

