

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

**KNOW ALL MEN BY THESE PRESENTS**

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

that

**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 \_\_\_\_\_, \_\_\_\_\_, made by

to

in the principal sum of \$ \_\_\_\_\_ and recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in Liber/Reel/CRFN/Document ID \_\_\_\_\_ 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 PRESENCE OF:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Section 321 of the Real Property Law expressly provides who must execute this 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 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 an 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.



**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:  
  
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 upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking proof)

State of New York, County of \_\_\_\_\_, ss:  
  
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 upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking proof)

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_ ss:  
  
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 upon behalf of which the individual(s) acted, executed the instrument, and that such individual 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)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**SATISFACTION OF MORTGAGE –  
UNIFORM ACKNOWLEDGEMENT**

TITLE NO.:

TO

DISTRICT:  
SECTION:  
BLOCK:  
LOT:  
PREMISES:  
COUNTY:

RECORD AND RETURN TO:

  
  
201 Old Country Road, Suite 200, Melville, NY 11747  
631.424.6100 • 800.285.1551 • Fax: 631.424.6049  
245 Park Avenue, New York, NY 10167 • 212.672.1960  
www.advantagetitle.com  
  
THE ADVANTAGE GROUP: ADVANTAGE TITLE • ADVANTAGE FORECLOSURE  
ADVANTAGE LEGAL • ADVANTAGE SETTLEMENT • MORTGAGE ADVANTAGE

Empty rectangular box for recording and return information.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE