

Loan #: 2000192689

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2001-10-30 10:30:44
Cook County Recorder 29.50

Mail to when recorded:
Harold A Irgang
2184 Royal Ridge Dr
Northbrook, IL 60062



Release of Mortgage

KNOW ALL MEN BY THESE PRESENTS

The above space for recorder's use only

That The Northern Trust Company, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, located at Chicago, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto Harold A Irgang and Janet Irgang, Husband and Wife of the County of Cook and State of Illinois, all the right, title, interest, claim or demand whatsoever which said corporation may have acquired in, through or by a certain Mortgage, bearing date of 01/14/00 and recorded in the Recorder's Office of Cook County, in the State of Illinois, on 01/19/00, as Document Number 00045713, in, on or to the premises therein described as follows, to wit:

PROPERTY ADDRESS: 2184 Royal Ridge Drive, Northbrook, IL 60062

See the attached for Legal Description

PIN NO: 04-14-301-004

Situated in the County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

IN WITNESS WHEREOF

The Northern Trust Company has hereunto caused its corporate name to be set by its authorized officer, this date 10/11/01

The Northern Trust Company

By: Catherine J. Boushay
Catherine J Boushay

Its: Bank Office

[See notarizations on reverse side]

4-7
P-5
4-2
M-4
JHK

Ticor Title Insurance Company

Commitment Number FM250070

TICOR TITLE INSURANCE COMPANY
MATLIN & FAJERSTEIN, as agent
555 SKOKIE BOULEVARD, #500
NORTHBROOK, IL 60062

Commitment Legal Description Schedule A Continued

PARCEL:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 93927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

Ticor Title Insurance Company

Commitment Number FM250070

TICOR TITLE INSURANCE COMPANY

MATLIN & FAJERSTEIN, as agent
555 SKOKIE BOULEVARD, #500
NORTHBROOK, IL 60062

Commitment	Legal Description	Schedule A Continued
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DEGREES 56 MINUTES 08 SECONDS WEST, 15.29 FEET;4) NORTH 57 DEGREES 03 MINUTES 52 SECONDS EAST, 5.75 FEET;5) NORTH 32 DEGREES 56 MINUTES 08 SECONDS WEST, 12.21 FEET;6) NORTH 57 DEGREES 03 MINUTES 52 SECONDS EAST, 36.92 FEET;7) SOUTH 32 DEGREES 56 MINUTES 08 SECONDS EAST, 8.17 FEET;8) NORTH 57 DEGREES 03 MINUTES 52 SECONDS EAST, 19.33 FEET;9) SOUTH 32 DEGREES 56 MINUTES 08 SECONDS EAST, 23.33 FEET;THENCE SOUTH 57 DEGREES 03 MINUTES 52 SECONDS WEST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 64.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1733 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2184 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOS 60062.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

Ticor Title Insurance Company

Commitment Number FM250070

TICOR TITLE INSURANCE COMPANY
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NORTHBROOK, IL 60062

Commitment Legal Description Schedule A Continued

PIN: 04-14-301-004

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 79

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 634.42 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 479.41 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2184 AND 2188 ROYAL RIDGE DRIVE); THENCE ALONG A LINE FOLLOWING THE NEXT EIGHT (8) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE;1) SOUTH 57 DEGREES 03 MINUTES 52 SECONDS WEST, 21.33 FEET; 2) SOUTH 32 DEGREES 56 MINUTES 08 SECONDS EAST, 8.17 FEET;3) SOUTH 57 DEGREES 03 MINUTES 52 SECONDS WEST, 36.92 FEET;4) NORTH 32 DEGREES 56 MINUTES 08 SECONDS WEST, 12.21 FEET;5) SOUTH 57 DEGREES 03 MINUTES 52 SECONDS WEST, 5.75 FEET;6) NORTH 32 DEGREES 56 MINUTES 08 SECONDS WEST, 15.29 FEET;7) SOUTH 57 DEGREES 03 MINUTES 52 SECONDS WEST, 2.00 FEET;8) NORTH 32 DEGREES 56 MINUTES 08 SECONDS WEST, 4.00 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE;1) NORTH 32 DEGREES 56 MINUTES 08 SECONDS WEST, 4.00 FEET;2) NORTH 57 DEGREES 03 MINUTES 52 SECONDS EAST, 2.00 FEET;3) NORTH 32

State of Illinois
County of Cook } SS

I, Sandra A Cooper, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Catherine J Boushay a Bank Officer of The Northern Trust Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Bank Officer and personally known to me to be such Bank Officer appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her free and voluntary act as such Bank Officer as aforesaid, and as the free and voluntary act of The Northern Trust Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this date: 10/1/01

Sandra A Cooper
NOTARY PUBLIC

My commission expires 03/16/02

THIS INSTRUMENT WAS PREPARED BY:
The Northern Trust Company
50 South LaSalle Street, B-A
Chicago, Illinois 60675



Property of Cook County Clerk's Office