

UNOFFICIAL COPY 0011141711

RELEASE DEED

7073/8137 82 002 Page 1 of 4
2001-12-05 09:45:32
Cook County Recorder 27.50



MAIL TO:

Jay Zabel
Leslie Zabel
2209 Wyndance Way
Northbrook, IL 60062

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

365822

Know All Men by These Presents, That Harris Trust and Savings Bank of the County of Cook and State of Illinois, for and in consideration of one dollar, and for the good valuable consideration, the receipt whereof is hereby confessed, do hereby remise, convey, release and quit claim unto Jay Zabel and Leslie Zabel, as Co-Trustees of the Leslie Zabel Trust dated September 9, 1993, their Heirs, of the County of Lake and State of Illinois all right, title, interest, claim or demand whatsoever they may have acquired in, through or by a certain MORTGAGE, bearing date the 1st day of May, 2001, and recorded in the Recorder's Office of Lake County, in the State of Illinois, as Document No. 0010371359, to the premises therein described, situated in the County of Lake, State of Illinois, as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index Number(s): 04-14-301-128

THIS INSTRUMENT WAS PREPARED BY: Marsha Phillips, 111 W. MONROE -200/19 CHICAGO, IL 60606

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE COUNTY RECORDER IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

Property Address: 2209 Wyndance Way, Northbrook, IL 60062

Dated this 24th day of October, 2001.

Suzanne Woodke
Suzanne Woodke, Assistant Vice President

Pamela R. Sierra
Pamela R. Sierra, Assistant Vice President



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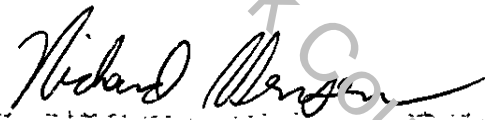
(STATE OF ILLINOIS)

SS.

(COUNTY OF COOK)

I, Richard R. Bensen, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzanne Woodke, personally known to me to be the ASSISTANT VICE PRESIDENT of the HARRIS TRUST AND SAVINGS BANK a corporation, and Pamela R. Sierra, personally known to me to be the ASSISTANT VICE PRESIDENT and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such ASSISTANT VICE PRESIDENT and ASSISTANT VICE PRESIDENT they signed and delivered the said instrument as ASSISTANT VICE PRESIDENT and ASSISTANT VICE PRESIDENT of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for uses and purposes therein set forth.

Given under my hand and seal this 24th day of October, 2001.



Richard R. Bensen, Notary Public



Property of Cook County Clerk's Office

PARCEL I:

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. 96927871, 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.

SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 5.00 FEET; 15) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 1.83 FEET; 16) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 14.62 FEET; 17) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS EAST, 8.27 FEET; 18) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 5.62 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 11.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2209 WYNDANCE WAY, NORTHBROOK, ILLINOIS 60062.

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972.3.

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.

PINS: 04-14-301-004 and 04-14-301-005

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

BUILDING SITE 121

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 97818281, 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 592.63 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 247.78 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2209 WYNDANCE WAY), FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 48.59 FEET; 2) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 23.56 FEET; 3) NORTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 22.56 FEET; 4) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 20.92 FEET; 5) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 2.00 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 12.17 FEET; 7) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 10.66 FEET; 8) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 2.67 FEET; 9) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 15.83 FEET; 10) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 2.67 FEET; 11) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 23.02 FEET; 12) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 20.00 FEET; 13) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 8.00 FEET; 14)

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