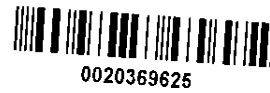


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2002-04-02 08:48:28
Cook County Recorder 25.50



Prepared by and after recording mail to:

SMI/Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263



Illinois
County of Cook

Loan #: 0003932753
Index: 20099
JobNumber: 406_2114

RELEASE OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS that LASALLE TALMAN BANK FSB N/K/A LASALLE BANK FSB holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor: Robert L. Farrington and June M. Farrington
 Original Mortgagee: LASALLE TALMAN BANK, F.S.B.
 Original Loan Amount: \$146,850.00
 Property Address: 765-A BROOKVALE DR, WHEELING, IL 60090
 Date of DOT: 5/19/94
 Date Recorded: 5/20/94
 Doc. / Inst. No: 94456672
 PIN: 03-03-100-058-0000
 ReRecord Date: 03/13/95
 ReRecord Instrument: 95-167904
 Legal: See Exhibit 'A' Attached Hereto And By This Reference Made A Part Hereof

IN WITNESS WHEREOF, LASALLE TALMAN BANK FSB N/K/A LASALLE BANK FSB, has caused these presents to be executed in its corporate name and seal by its authorized officers this 30th day of January 2002 A.D.

The undersigned hereby warrants that it has full right and authority to Release said Mortgage or Deed of Trust either as Original Mortgagee, as Successor in Interest to the Original Mortgagee, or as Attorney In Fact under a duly recorded Power of Attorney.

LASALLE TALMAN BANK FSB N/K/A LASALLE BANK FSB

Carlton B. Johnson
First Vice President



Handwritten notes: 2-48, 3-30, 3-20, mly, CB

UNOFFICIAL COPY

9 4 1 94456671

**BROOKVALE TOWNHOME CONDOMINIUM
SPECIAL WARRANTY DEED**

This Indenture, made this 19 day of May, 1994, between NORTHERN ILLINOIS CONSTRUCTION CO., an Illinois corporation, ("Grantor"), and ROBERT L. FARRINGTON and JUNE M. FARRINGTON, his wife not as joint tenants, not as tenants in common, but as tenants by the entireties.

("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 765-A in the Brookvale Townhome Condominium as Delineated on a survey of the following described real estate:

Lot 1 in Brookvale Subdivision, being a Subdivision of Part of the West 1/2 of the Northwest 1/4 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 94020478. Together with its Undivided Percentage Interest in the Common Elements in Cook County, Illinois.

Permanent Index No.: part of 03-03-100 058-000
Property Address: Unit 765-A, 765-A Brookvale Drive
Wheeling, Illinois 60090

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
18400

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate 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 Deed is subject to 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said real estate as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) general real estate taxes for the previous and current year not then due and payable and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (ii) special taxes or assessments for improvements not yet completed; (iii) easements, covenants, restrictions, orders, agreements, conditions and

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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COOK COUNTY
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