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0020455498

3282/0071 33 001 Page 1 of 5
2002-04-22 09:39:38
Cook County Recorder 29.00



0020455498

Property of Cook County Clerk's Office

ABOVE SPACE FOR RECORDER'S USE ONLY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

Doc ID #00031961912005N

KNOW ALL MEN BY THESE PRESENTS

That Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) of the County of Ventura and State of California for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto:

Name(s).....: RICHARD ANSFIELD
SHARON DENNISON

Property 2261 ROYAL RIDGE DRIVE
Address.....: NORTHBROOK, IL 60062 P.I.N. 04143011410000

heir, legal representatives and assigns, all the right, title interest, claim, or demand whatsoever it may have acquired in, through, or by a certain mortgage bearing the date 06/29/2000 and recorded in the Recorder's Office of Cook county, in the State of Illinois in Book 3804 of Official Records Page 0005 as Document Number 00501896, to the premises therein described as situated in the County of Cook, State of Illinois as follows, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

together with all the appurtenances and privileges thereunto belong or appertaining.

WITNESS my hand this 27 day of February, 2002.

Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation)

Rene Rosales
Assistant Secretary

5-7
P-5
9-
M-11
JHC

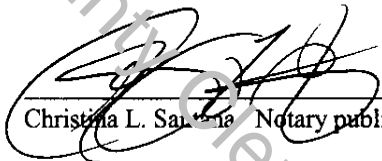
\$ 29.00

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STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

I, Christina L. Santana a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Rene Rosales, Assistant Secretary, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2002.


Christina L. Santana Notary public

Commission expires 04/10/2002

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

Mail Recorded Satisfaction To: RICHARD ANSFIELD
2261 ROYAL RIDGE DR
NORTHBROOK IL 60062

Countrywide Home Loans, Inc
Prepared By: Rene Rosales
CTC Real Estate Services
1800 Tapo Canyon Road, MSN SV2-88
Simi Valley, CA 93063



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Ticor Title Insurance Company

Policy Number: 71 1087 107 00000587
AGENT NUMBER: FM250103

TICOR TITLE INSURANCE COMPANY

MATLIN & FAJERSTEIN, as agent
500 SKOKIE BOULEVARD, #350
NORTHBROOK, IL 60062

Loan Policy

Legal Description

Schedule A Continued

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.

UNOFFICIAL COPY

Ticor Title Insurance Company

Policy Number: 71 1087 107 00000587

AGENT NUMBER: FM250103

TICOR TITLE INSURANCE COMPANY

MATLIN & FAJERSTEIN, as agent

500 SKOKIE BOULEVARD, #350

NORTHBROOK, IL 60062

Loan Policy

Legal Description

Schedule A Continued

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 134

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; THENCE SOUTH 81 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 164.06 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 00 SECONDS WEST 42.06 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2261 AND 2265 ROYAL RIDGE DRIVE); THENCE NORTH 80 DEGREES 08 MINUTES 28 SECONDS EAST, 4.00 TO THE CENTELINE OF A PARTY WALL FOR A PLACE OF BEGINNING; THENCE NORTH 08 DEGREES 51 MINUTES 32 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL FOR 66.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHT (8) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 51 DEGREES 08 MINUTES 28 SECONDS EAST, 23.34 FEET; 2) SOUTH 08 DEGREES 51 MINUTES 32 SECONDS EAST, 21.33 FEET; 3) NORTH 81 DEGREES 08 MINUTES 28 SECONDS EAST, 8.17 FEET; 4) SOUTH 08 DEGREES 51 MINUTES 32 SECONDS EAST, 36.92 FEET; 5) SOUTH 81 DEGREES 08 MINUTES 28 SECONDS WEST, 12.21 FEET; 6) SOUTH 08 DEGREES 51 MINUTES 32 SECONDS EAST, 5.75 FEET; 7) SOUTH 81 DEGREES 08 MINUTES 28 SECONDS WEST, 15.29 FEET; 8) SOUTH 08 DEGREES 51 MINUTES 32 SECONDS EAST, 2.00 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 28 SECONDS WEST, 4.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1779 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2261 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

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Ticor Title Insurance Company

Policy Number: 71 1087 107 00000587

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500 SKOKIE BOULEVARD, #350

NORTHBROOK, IL 60062

Loan Policy

Legal Description

Schedule A Continued

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.