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2002-06-03 12:06:05
Cook County Recorder 25.00



CTE 22034658

ILLINOIS

Mortgage # 461576-0

RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by JOHN FILAN MARRIED TO SALLY A CSONTOS to EMIGRANT MORTGAGE COMPANY, INC.

dated the 9TH day of FEBRUARY 2001, calling for \$580,000.00, and duly recorded in the Record of Mortgages of COOK County, State of ILLINOIS in Record No. 0010124674, to the premises therein described as follows, to-wit:

1427 S. PRAIRIE #A-14 CHICAGO IL 60605

SEE ATTACHED SCHEDULE

IS PAID and satisfied and the same is hereby released.

IN WITNESS THEREFORE, EMIGRANT MORTGAGE COMPANY, INC. has caused its officers to execute this Release and its corporate seal to be affixed hereto, this 30TH day of APRIL, 2002.

EMIGRANT MORTGAGE COMPANY, INC. A/K/A
EMIGRANT INDUSTRIAL SAVINGS BANK

BY: Wendy Alford

WENDY ALFORD VICE PRESIDENT

ATTEST: Velma George, Asst. Treasurer

WITNESS:

John Bassano
Joacqueline Gle

STATE OF NEW YORK)

COUNTY OF NEW YORK)

I, PHILIP MCGRORY, a Notary Public in and for said County in said State, hereby certify that WENDY ALFORD whose name as VICE PRESIDENT of EMIGRANT MORTGAGE COMPANY, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and seal of office this 30TH day of APRIL, 2002.

This form was prepared by:

John Bassano
5 E. 42nd Street
New York, NY 10017

BOX 333-CTE

Philip McGrory
PHILIP L. MCGRORY
NOTARY PUBLIC, State of New York
No. 02MC0011035
Qualified in Queens County
Commission Expires April 14, 2003

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Property of Cook County Clerk's Office

VI.

BOX 323-CIT

New York, NY 10013
2 E. 42nd Street
John Bassett

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ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 64.48 FEET; THENCE SOUTH 06 DEGREES 22 MINUTES 54 SECONDS EAST 68.86 FEET; THENCE SOUTHEASTERLY 50.80 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,400.69 FEET (THE CHORD OF SAID ARC BEARING SOUTH 05 DEGREES 20 MINUTES 33 SECONDS EAST 50.80 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 77.27 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 119.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 25 DEGREES 15 MINUTES 18 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID 178.23 FEET TO A POINT OF CURVE THEREIN; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 316.0 FEET FOR A DISTANCE OF 72.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 101.05 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 18 SECONDS WEST 312.19 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 20.78 FEET TO THE EAST LINE OF LOT AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST ALONG SAID EAST LINE 30.32 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH 64 DEGREES 14 MINUTE 42 SECONDS WEST 51.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996, AS DOCUMENT NUMBER 96385673, AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AND AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895567, AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AMENDED BY THE FOURTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JUNE 23, 1998 AS DOCUMENT NUMBER 98536091, AMENDED BY THE FIFTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 30, 1999 AS DOCUMENT NUMBER 09118593, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

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NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS AND COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TAX # 17-22-110-025-1015

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