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2003-03-21 11:58:47
Cook County Recorder 30.50



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STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

Loan No. 990227013

RELEASE DEED

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

KNOW ALL MEN BY THESE PRESENTS, That MidAmerica Bank, fsb. *, A corporation existing under the laws of the United States, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto **ANDREW J PIRARO SINGLE MALE** all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage Deed, recorded in the Recorders Office of COOK County, in the State of Illinois, as Document Number 09007855 and Assignment of Mortgage, recorded in the Records Office of COOK County, in the State of Illinois, as Document Number , to the premises therein described situated in the County of COOK, State of Illinois, as follows, to-wit:

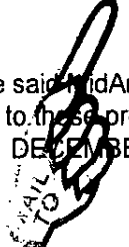
SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

Andrew PIRARO

Property Street Address: 2160 ROYAL RIDGE DRIVE, NORTHBROOK IL 60062

PIN: 04-14-301-004

IN WITNESS WHEREOF, The said MidAmerica Bank, fsb. * has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and or Asst. Vice President, and attested by its Assistant Secretary, this 3RD of DECEMBER A.D., 2002



(Seal)

MidAmerica Bank, fsb.*

BY: [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary

*Formerly Known As MidAmerica Federal Savings Bank

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LEGAL DESCRIPTION

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 JOINER 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 1-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

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

BUILDING SITE 75

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 769.54 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 634.43 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2160 ROYAL RIDGE DRIVE); THENCE SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST 23.34 FEET TO THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE; THENCE SOUTH 52 DEGREES 09 MINUTES 04 SECONDS ALONG THE CENTERLINE OF THE PARTY WALL FOR 64.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 400 FEET; 2) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 200 FEET; 3) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 15.29 FEET; 4) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 575 FEET; 5) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 1221 FEET 6) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 36.92 FEET 7) SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST 8.17 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 19.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2160 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS.

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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.

EXHIBIT B:

A NON-EXCLUSIVE RIGHT TO THE USE OF THE COMMON AREA ELEMENTS DESCRIBED AS:

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED November 3, 1998 AS DOCUMENT NUMBER 97818381 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST 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 769.54 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 634.43 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2160 ROYAL RIDGE DRIVE); THENCE NORTH ALONG A LINE FOLLOWING THE NEXT THREE COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) SOUTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 19.33 FEET; 2) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 8.17 FEET; 3) THENCE SOUTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 36.92 FEET, FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT TWO COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 3 DEGREES 50 MINUTES 56 SECONDS EAST, 12.21 FEET; 2) SOUTH 52 DEGREES 09 MINUTES 04 SECONDS WEST, 5.75 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST, 5.79 FEET; THENCE SOUTH 52 DEGREES 09 MINUTES 14 SECONDS WEST, 8.75 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST, 18.00 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST, 14.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2160 Royal Ridge Drive
Northbrook IL 60062

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