

UNOFFICIAL COPY

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5/13/0334 05 001 Page 1 of 3

2003-03-10 14:56:29

Cook County Recorder 28.00

RECORD OF PAYMENT

1. The Selling or Refinancing Borrower ("Borrower") identified below has or had an interest in the property (or in a land trust holding title to the property) identified by tax identification number(s):

04-14-100-023-0000



SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

2127 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 7-20-98 as document number 28624834 in COOK County, granted from COUNTRYWIDE HOME LOANS to [redacted]. On or after a closing conducted on 02-21-03, Title Company disbursed funds pursuant to a payoff letter from the Mortgagee, or its agent or assignee (hereinafter "Mortgagee"), for the purpose of causing the above mortgage to be satisfied.

3. This document is not issued by or on behalf of the Mortgagee or as an agent of the Mortgagee. This document is not a release of any mortgage. The extent of any continuing obligation of the Borrower to the Mortgagee is a matter of the contract between them, on which Borrower should seek independent legal advice, and on which subject Title Company makes no implied or express representation, warranty, or promise. This document does no more and can do no more than certify-solely by Title Company, and not as agent for any party to the closing-that funds were disbursed to Borrower's Mortgagee. Any power or duty to issue any legal release of the Mortgagee's mortgage rests solely with the Mortgagee, for whom the Title Company does not act as agent with respect to the subject closing or the subject mortgage. No release of mortgage is being hereby issued by the Title Company. No release of mortgage will be issued by the Title Company, and no mortgage release, if issued by the Mortgagee, will be recorded by the Title Company as a result of the closing, as a result of this document, or as a result of any actual or alleged past practice or prior course of dealing with any party or party's attorney. Title Company makes no undertaking and accepts no responsibility with regard to the mortgage or its release. Borrower disclaims, waives, and releases any obligation of the Title Company, in contract, tort, or under statute with regard to obtaining, verifying, or causing the present or future existence of any mortgage release, or with regard to the recording of any mortgage release, now or in the future.

4. Borrower and Title Company agree that this RECORD OF PAYMENT shall be recorded by Title Company within 60 days of completion of the closing and that upon recordation of the RECORD OF PAYMENT all Title Company's obligations to Borrower shall be satisfied, with Title Company to have no further obligation of any kind whatsoever to Borrower arising out of or relating in any way to this RECORD OF PAYMENT or any mortgage release. The sole and exclusive remedy for Title Company's failure to record within 60 days shall be a refund upon demand of amounts collected from Borrower for recordation of this RECORD OF PAYMENT. Any failure to record shall not negate or affect any other provisions of this RECORD OF PAYMENT.

5. This document is a total integration of all statements by Title Company relating to the mortgage. Borrower represents that no statements or agreements inconsistent with the terms of this record have been made, and that any allegation of any prior statement or representation, implied or express, shall be treated at all times by both parties as superseded by the statements, disclaimers, releases and waivers contained herein. Borrower waives any right to rely on any statement or act alleged to be inconsistent with the terms hereof, unless contained in a writing signed by both parties, which expressly states that it is negating the legal efficacy of this document.

PREPARED BY: CHRISTINE BILJETINA  
500 SKOKIE BOULEVARD SUITE 290, NORTHBROOK, ILLINOIS 60062

MAIL TO: ARTHUR BUCKINGHAM  
2127 ROYAL RIDGE DRIVE  
NORTHBROOK, ILLINOIS 60062

*Arthur W. Buckingham*  
Borrower

*[Signature]*  
Title Company

BOX 333-CT

230209333  
81034093  
NW

3

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## RECORD OF PAYMENT

Legal Description:

30329460

PARCEL 1:

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. 97845934, 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.

PINS: 04-14-100-023 AND 04-14-100-024

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

BUILDING SITE 49

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 1068.70 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 650.51 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2127 AND 2133 ROYAL RIDGE DRIVE); THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 62 DEGREES 30 MINUTES 18 SECONDS WEST 55.50 FEET; 2) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 21.58 FEET; 3) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 25.42 FEET; 4) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 20.17 FEET; 5) SOUTH 62 DEGREES 30 MINUTES 18 SECONDS WEST 5.00 FEET; 6) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 7.04 FEET TO THE CENTERLINE OF A PARTYWAL; THENCE ALONG A LINE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 7.08 FEET; 2) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 5.00 FEET; 3) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 20.17 FEET; 4) SOUTH 62 DEGREES 30 MINUTES 18 SECONDS WEST 25.42 FEET; 5) NORTH 27 DEGREES 29 MINUTES 42 SECONDS WEST 21.58 FEET; 6) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 55.50 FEET; 7) SOUTH 27 DEGREES 29 MINUTES 42 SECONDS EAST 11.33 FEET; 8) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 2.37 FEET; 9) SOUTH 72 DEGREES 43 MINUTES 12 SECONDS EAST 7.51 FEET; 10) SOUTH 27 DEGREES 29 MINUTES 42 SECONDS EAST 10.92 FEET; 11) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 2.00 FEET; 12) SOUTH 27 DEGREES 29 MINUTES 42 SECONDS EAST 4.00 FEET; 13) NORTH 62 DEGREES 30 MINUTES 18 SECONDS EAST 8.04 FEET; THENCE SOUTH 27 DEGREES

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RECORD OF PAYMENT

Legal Description:

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29 MINUTES 42 SECONDS EAST 17.29 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 62 DEGREES 30 MINUTES 18 SECONDS WEST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2127 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS.

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 ROAYL 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. 9782006 (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:

AS RIGHTS AND EASEMENTS APPURTENANT TO PARCELS 1 AND 2, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SUCH PARCELS SET FORTH IN THE DECLARATION, AND ASSIGNOR/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 IN THE DECLARATION. LIMITED COMMON AREA FOR BUILDING SITE 49 THAT PART OF LOT 1 IN THE PLANNED UNIT OF 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 1068.70 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 650.51 FEET TO THE EXTERIOR CORNER OF A