

UNOFFICIAL COPY

0030473126

4372/0271 51 001 Page 1 of 2
2003-04-08 12:39:53

Cook County Recorder 26.50



0030473126

RELEASE OF MORTGAGE
OR TRUST DEED
LOAN NO.: 0611504163

DRAFTED BY:
Sylvia Zenkovich
ABN AMRO MORTGAGE GROUP
7159 Corklan Drive
Jacksonville, FL 32258

After Recording Mail To:
Maryam Moghadam
234 Ridge Ave
Evanston, IL 60202

In consideration of the payment and full satisfaction of the debt secured by the Mortgage executed by MARYAM MOGHADAM

as Mortgagor, and recorded on 09/08/2000 as document number 00698403 in the Recorder's Office of COOK County, held by ABN-AMRO MORTGAGE GROUP, INC., as mortgagee the undersigned hereby releases said mortgage which formerly encumbered the described real property to wit:

Legal description enclosed herewith

Commonly known as 234 Ridge Ave, Evanston IL 60202

PIN Number 11301160221013

The undersigned hereby warrants that it has full right and authority to release said mortgage as successor in interest to the original mortgagee.

Dated February 11, 2003
ABN-AMRO Mortgage Group, Inc.

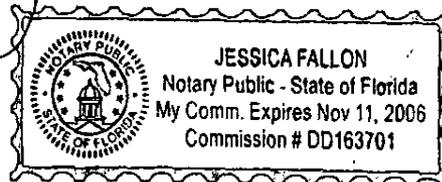
By *Polly Mc Donagh*
POLLY MC DONAGH
Vice President

STATE OF Florida) SS
COUNTY OF Duval)

The foregoing instrument was acknowledged before me on February 11, 2003 by POLLY MC DONAGH, Vice President the foregoing Officer of ABN-AMRO Mortgage Group, Inc. on behalf of said Bank.

Jessica Fallon
Notary Public

LR663 007 PIN



JF

001 150416 - 3

00698403

SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO-WIT:
UNIT 234-1 AND P-12 IN RIDGE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF LOTS 16 AND 19 AND (EXCEPT THE WEST 198 FEET OF THE NORTH 84 FEET) LOT 15 AND (EXCEPT THE WEST 198 FEET) LOT 20 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE AVENUE AND THE SOUTH LINE EXTENDED EAST OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID; THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT 368 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING THE NORTHEAST CORNER OF RIDGE VIEW SUBDIVISION IN SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 233 FEET; THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF RIDGE ROAD, TO THE SOUTH LINE OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID, EXTENDED, TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 17.38 FEET THEREOF DEDICATED FOR THE PUBLIC ALLEY BY PLAT FILED AS DOCUMENT NUMBER 1337290, AND EXCEPT THAT PORTION THEREOF LYING IN RIDGE AVENUE, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

1. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANTS TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS ARE FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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

3. THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.