

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 05/07/2003 11:56 AM Pg: 1 of 4

Please Return To:

**Union Planters Bank, N.A.**  
**Image Department**  
**700 Interstate Park Dr., Suite 714**  
**Montgomery, AL 36109**

This form was prepared by: **Union Planters Bank, N.A.**  
**630 Tollgate Rd., Suite C**  
**Elgin, IL 60123**  
**847-742-9200**

46323

## ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is  
**5005 Newport Dr #300 Rolling Meadows, IL 60005**  
does hereby grant, sell, assign, transfer and convey, unto

**Union Planters Bank, N.A.**  
a corporation organized and existing under the laws of **the United States of America**  
(herein "Assignee"), whose address is

**7130 Goodlett Farms Parkway, Cordova, Tennessee 38016**  
a certain Mortgage dated **April 17, 2003**

**DONALD F WILSON and CATHERINE S WILSON, husband and wife**

, made and executed by

4P  
RS

to and in favor of **Fresh Start Financial Services Inc.**

upon the following described property situated in **Cook** County, State of  
Illinois:

**See Exhibit A.**

TAX NO: 04-14-301-114

PROPERTY ADDRESS:

702 WATERFORD LANE  
NORTHBROOK, IL 60062

such Mortgage having been given to secure payment of **Two Hundred Eleven Thousand and no/100**

(\$ **211,000.00** )

(Include the Original Principal Amount)

which Mortgage is of record in Book, Volume, or Liber No. \_\_\_\_\_ at page \_\_\_\_\_ (or as  
No. 0312701260) of the \_\_\_\_\_ Records of **Cook**

County, State of Illinois, together with the note(s) and obligations therein described and the money due and to  
become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

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TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on **April 17, 2003**

**Fresh Start Financial Services Inc**

Witness \_\_\_\_\_

(Assignor)

By: Susan Lauder  
(Signature)

Witness \_\_\_\_\_

Attest \_\_\_\_\_

(Title)

Seal:

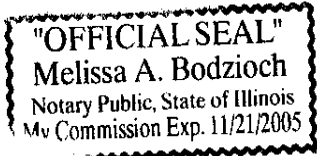
## ATTORNEY IN FACT

[Corporate/Partnership Acknowledgement]

State of Illinois  
County of Kane

This instrument was acknowledged before me on 4-17-03  
by Susan Lauder

as \_\_\_\_\_  
of Fresh Start Financial Services Inc P.O.A.



Melissa Bodzioch

[Individual Acknowledgment]

State of Illinois  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Fresh Start Financial Services Inc**

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SCHEDULE A  
ALTA Commitment  
File No.: 46323

**LEGAL DESCRIPTION****Parcel I:**

An undivided 1/151 interest (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, 1996 and known as trust number 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 number 96-927871 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 number 97-141059 as amended by that certain joinder to ground lease dated as of November 7, 1997 by the Royal Ridge Homeowners Association, as 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 number 97-846934 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 ½ 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 number 97-818381, commonly known as Techny Parcel E-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 107**

Being 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 Third Principal Meridian according to the plat thereof recorded November 3, 1997 as document number 97-818381, 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 1163.35 feet; thence North 88 degrees 55 minutes 06 seconds West 333.33 feet to the exterior corner of a concrete foundation for a residence (known as 902 Waterford Lane) for a place of beginning; thence along a line following the next 18 courses and distances coincident with the exterior foundation wall of said residence; 1) North 03 degrees 59 minutes 28 seconds West 48.67 feet; 2) North 50 degrees 00 minutes 32 seconds East 11.17 feet; 3) North 03 degrees 59 minutes 28 seconds West 5.62 feet; 4) North 41 degrees 00 minutes 32 seconds East 8.27 feet; 5) North 86 degrees 00 minutes 32 seconds East 14.62 feet; 6) North 03 degrees 59 minutes 28 seconds West 1.83 feet; 7) North 86 degrees 00 minutes 32 seconds East 5.00 feet; 8) North 03 degrees 59 minutes 28 seconds West 8.00 feet; 9) North 86 degrees 00 minutes 32 seconds East 20.00 feet; 10) South 03 degrees 59 minutes 28 seconds East 23.02 feet; 11) North 86 degrees 00 minutes 32 seconds East 2.67 feet; 12) South 03 degrees 59 minutes 28 seconds East 15.83 feet; 13) South 86 degrees 00 minutes 32 seconds West 2.67 feet; 14) South 03 degrees 59 minutes 28 seconds East 10.66 feet; 15) South 86 degrees 00 minutes 32 seconds West 12.17 feet; 16) North 03 degrees 59 minutes 28 seconds West 2.00 feet; 17) South 86 degrees 00 minutes 32 seconds West 20.92 feet; 18) South 03 degrees 59 minutes 28 seconds East 22.56 feet; thence South 86 degrees 00 minutes 32 seconds West 23.56 feet to the place of beginning, in Cook County, Illinois (the "Building Site")

**Parcel II:**

Fee simple title in and to the building and all improvements (but excluding the land )located on the building site legally described therein 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 number 97-820006 (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.

**CITYWIDE TITLE  
CORPORATION**

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SCHEDULE A  
ALTA Commitment  
File No.: 46323

Exhibit "B"

Limited Common Area for Building Site 107

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 Third Principal Meridian according to the plat thereof recorded November 3, 1997 as document number 97-818381 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 1163.35 feet, thence North 88 degrees 55 minutes 06 seconds West 333.33 feet to the exterior corner of a concrete foundation for a residence (known as 9-2 Waterford Lane); for a place of beginning; thence along a line following the exterior wall of said residence North 03 degrees 59 minutes 28 seconds West 48.67 feet to the place of beginning; thence continuing along an extension of last said line North 03 degrees 59 minutes 28 seconds West 21.30 feet; thence North 86 degrees 00 minutes 32 seconds East 36.64 feet; thence along a line following the next 6 courses and distances coincident with the exterior wall of said residence, 1) South 03 degrees 59 minutes 28 seconds East 8.00 feet; 2) South 86 degrees 00 minutes 32 seconds West 5.00 feet; 3) South 03 degrees 59 minutes 28 seconds East 1.83 feet; 4) South 86 degrees 00 minutes 32 seconds West 14.62 feet; 5) South 01 degrees 00 minutes 32 seconds West 8.27 feet; 6) South 03 degrees 59 minutes 28 seconds East 5.62 feet; thence South 86 degrees 00 minutes 32 seconds West 11.17 feet to the place of beginning, in Cook County, Illinois.

04-14-301-114

Property of Cook County Clerk's Office