

UNOFFICIAL COPY

RELEASE OF MORTGAGE BY CORPORATION



0322304240

Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 08/11/2003 02:39 PM Pg: 1 of 5

BankFinancial, F.S.B. formerly known as FINANCIAL FEDERAL TSB, and as successor by merger with Success National Bank a corporation existing under the laws of the UNITED STATES OF AMERICA, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto:

TERRY NICOLA AND CHERYL DUDECK, HUSBAND AND WIFE

of the County of COOK and State of Illinois, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage Deed bearing the date of December 7, 1998 and recorded in the Recorder's office of COOK County, in the State of Illinois, as Document No. 99657292 and a certain Corporate Assignment bearing the date of December 7, 1998 and recorded in the Recorder's office of COOK County in the State of Illinois as Document No. 00089077 to the premises therein described, situated in the County of COOK and the State of Illinois, as follows, to wit:

"See Attached Legal Description"

Real Estate Tax Number:
17-10-401-014-1391

Property Address: 195 N HARBOR DRIVE #4503
CHICAGO, IL 60601

BankFinancial, F.S.B. formerly known as FINANCIAL FEDERAL TSB and as successor by merger with Success National Bank has caused its corporate seal to be affixed, and to be signed by its Vice President and attested by its Asst. Vice President this 10TH day of May 2003

By:
Stephan P. Fagan, Vice President
Attest:
Susan Kozel, Asst. Vice President

180112
TICOR TITLE INSURANCE

STATE OF ILLINOIS } SS
COUNTY OF WILL

I, Jennifer M. Love a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Stephan P. Fagan personally known to me to be the Vice President of BankFinancial, F.S.B. formerly known as FINANCIAL FEDERAL TSB and as successor by merger with Success National Bank and Susan Kozel personally known to me to be the Asst. Vice President

of said corporation whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Vice President they signed and delivered the said instrument of writing as Vice President and Asst. Vice President of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of the said corporation of the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10TH day of May 2003



Jennifer M. Love, Notary Public

This Document Prepared by:

Linda Capocy
BankFinancial, F.S.B.
Loan # 1800261356

After Recording Mail To: FINANCIAL TITLE SERVICES
1200 INTERNATIONALE PKWY
STE 101
WOODRIDGE IL 60517
COUNTY, ILLINOIS

THIS RELEASE DEED SHOULD BE RECORDED IN COOK

BOX 15

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LEGAL DESCRIPTION

File No.: KL570594

PARCEL 1:

UNIT NO. 4503 IN THE PARK SHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" AS LOCATED AND DEFINED IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 30TH DAY OF APRIL, 1962 AS DOCUMENT NUMBER 18461967) AND RUNNING THENCE NORTH ALONG A NORTHWARD EXTENSION OF THE EAST LINE OF SAID PARCEL "A" (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 36.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 24879730) A DISTANCE OF 176.195 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 235.083 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG THE LAST DESCRIBED PERPENDICULAR LINE A DISTANCE OF 189.959 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE, AS SAID NORTH LAKE SHORE WAS DEDICATED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 24879733; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, A DISTANCE OF 146.790 FEET; THENCE CONTINUING SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, SAID WEST LINE BEING HERE AN ARC OF A CIRCLE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2,854.789 FEET, AN ARC DISTANCE OF 85.093 FEET TO THE NORTHEAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT NUMBER 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON THE 13TH DAY OF DECEMBER, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AN INTERSECTION WITH A LINE WHICH IS 235.083 FEET EAST OF AND PARALLEL WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A" IN "LAKE FRONT PLAZA" SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID NORTH LINE OF BLOCK 2 IN HARBOR POINT UNIT NUMBER 1) A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1995 AS DOCUMENT 95414356 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS CERTAIN IMPROVED PORTIONS OF THE EXISTING GARAGE; EXISTING RAMPS AND EXISTING ADJACENT AREAS NOW LOCATED ON THE PROPERTY COMMONLY KNOWN AS 175 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT

00089076

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TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES AND VEHICULAR AND PEDESTRIAN ACCESS UNDER AND ACROSS THE PROPERTY NORTH OF AND ADJACENT TO THE PROPERTIES COMMONLY KNOWN AS 175 AND 195 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENT DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952, WHICH EASEMENT AREA IS DESCRIBED AS FOLLOWS:

UTILITY, VEHICULAR AND PEDESTRIAN ACCESS EASEMENT

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LANDS BEING A PARCEL COMPRISED OF THE LAND, PROPERTY AND SPACE LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH OF SAID PARCEL WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 30TH DAY OF APRIL 1962, IN BOOK 615 OF PLATS AT PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NO. 18461961), AND RUNNING THENCE NORTH ALONG THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979, AS DOCUMENT NO. 24879730), A DISTANCE OF 176.195 FEET; THENCE EASTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTHWARDLY ALONG A LINE WHICH IS 66.00 FEET EAST OF AND PARALLEL WITH SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 30.00 FEET; THENCE EASTWARD ALONG A LINE PERPENDICULAR TO SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 322.16 FEET; THENCE SOUTHWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 231.00 FEET, MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 2 IN HARBOR POINT UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1974 AS DOCUMENT NO. 22935649; THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 322.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PROPERTY: 195 NORTH HARBOR, #4503
CHICAGO IL

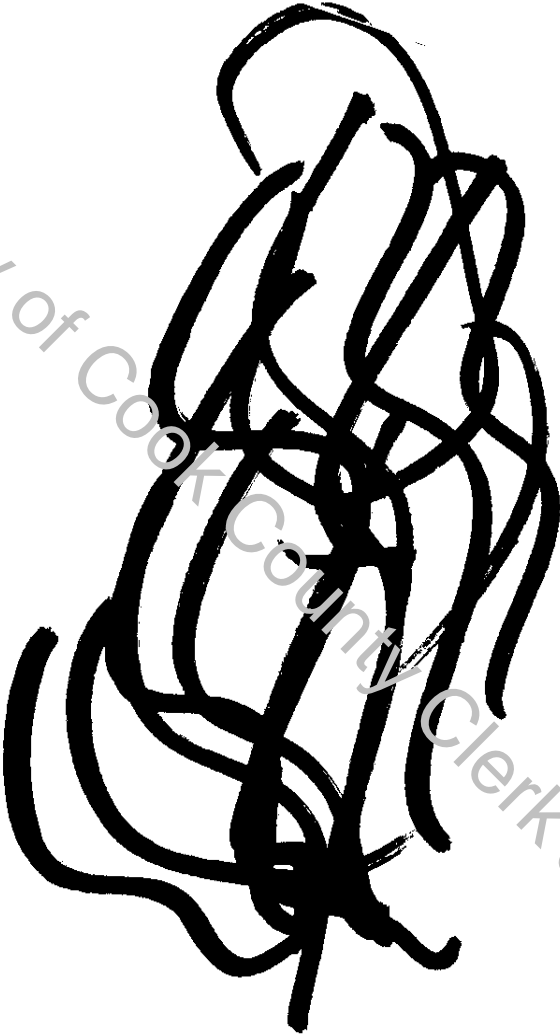
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PERMANENT INDEX NUMBER: 17-10-401-014-1391

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TOWNSHIP: NORTH TOWN AND SOUTH TOWN

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CONTINUED
LEGAL DESCRIPTION

99657292

Parcel 4:

The exclusive right to the use of Parking Space 94, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 95414356.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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.

The Grantee in this Deed is the Tenant of Unit No. 4503, or the Tenant, if any, of said unit, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

Property of Cook County Clerk's Office

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