

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/27/2003 07:30 AM Pg: 1 of 2

125231-71,  
STATE OF ILLINOIS)  
COUNTY OF C O O K)

**RELEASE AND SATISFACTION  
OF LIEN FOR CONDOMINIUM FEES**

The undersigned, **KEYSTONE  
COURT CONDOMINIUM  
ASSOCIATION**, of Chicago,  
Illinois, by **BRENDA  
MUEHLBAUER** in her  
capacity as Treasurer and  
Officer, for and in  
consideration of the sum  
of THIRTEEN THOUSAND ONE  
HUNDRED SIXTY FOUR  
DOLLARS AND SEVENTY TWO  
CENTS (\$13,164.726)  
received from **MICHAEL  
KOTZ and MARILYN KOTZ**,  
also known as **KARYN J.  
FEDORENKO KOTZ** of Unit  
4107-1, 4107 N. Keystone,

Chicago, Illinois in payment prior to the date of this Release  
and Satisfaction of Mortgage, does hereby release as fully  
satisfied the LIEN FOR CONDOMINIUM FEES dated April 1, 2002, by the  
Recorder of Deeds of Cook County, Illinois, as Document No.  
0020565131, for the sum of THIRTEEN THOUSAND ONE HUNDRED SIXTY FOUR  
DOLLARS AND SEVENTY TWO CENTS (\$13,164.72) plus interest accruing  
from April 1, 2002 until paid, on the property located at 4107-1,  
4107 N. Keystone, Chicago, Illinois, and owned by **MICHAEL KOTZ and  
MARILYN KOTZ**, also known as **KARYN J. FEDORENKO KOTZ**, and  
acknowledge receipt in full of said debt owed by **MICHAEL KOTZ and  
MARILYN KOTZ**, also known as **KARYN J. FEDORENKO KOTZ**. 2B

Property Address: 4107-1, 4107 N. Keystone  
Chicago, Illinois 60641

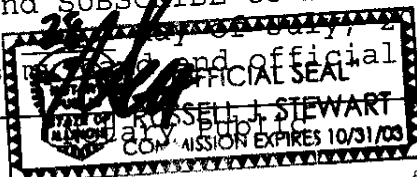
Permanent Index Number: 13-15-418-023-1009

Legal Description: SEE ATTACHED.

Witnesses my hand my and seal this 26th day of July, 2003.

Brenda A. Muehlbauer  
**KEYSTONE COURT CONDOMINIUM ASSOCIATION**  
By **BRENDA MUEHLBAUER**, as Treasurer and Officer

SWORN and SUBSCRIBE to before  
me this 26th day of July, 2003  
Witness my hand and official seal.



Mail to:

Russell J. Stewart  
Attorney at Law  
805 Touhy Avenue  
Park Ridge, IL 60068

ATGF, INC.

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## RIDER

UNIT NUMBER 4107-1 IN KEYSTONE COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 100 FEET OF LOTS 1 AND 2 IN A. E. BROWN'S RESUBDIVISION OF LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 21 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 17, 1999 AS DOCUMENT NUMBER 99883735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-15-418-023-0000

COMMON ADDRESS: 107 NORTH KEYSTONE, UNIT one CHICAGO, IL 60641

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installment due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantee, her 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, 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.