

UNOFFICIAL COPY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

8175 239 J  
2315 8386

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF



Doc#: 0331433057  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 11/10/2003 07:37 AM Pg: 1 of 6

DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That the American Chartered Bank  
199 E Higgins Road, Schaumburg Illinois 60173  
a corporation of the State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Robert B and Rebecca A Schutz

(NAME AND ADDRESS)  
2038 Meadowview Court, Northbrook, IL 60062

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through, or by a certain Mortgage bearing date the 12 day of March, 2003, and recorded in the Recorder's Office of Cook County, in the State of IL, in book of records, on page, as document No. 0030434733, to the premise therein described, situated in the County of Cook, State of IL, as follows, to wit:

See exhibits "A" and "B"

together with all the appurtenances and privileges thereunto belonging and appertaining.  
Permanent Real Estate Index Number(s): 04-14-301-027 & 04-14-301-162  
Address(es) of premises: 2038 Meadowview Court, Northbrook, IL 60062-3430  
Witness and and seal, this 1 day of October, 2003.

(SEAL)  
(SEAL)

This instrument was prepared by: American Chartered Bank  
(NAME) 1199 E. Higgins Road  
Schaumburg, IL 60173  
(ADDRESS)

BOX 333-CP



**UNOFFICIAL COPY****LEGAL DESCRIPTION****EXHIBIT "A"****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, 1981, 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. 97846934, 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 WAIKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

PERMANENT INDEX NUMBER: 04-14-301-027 and 04-14-301-162

**UNOFFICIAL COPY****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 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 NO. 97820006 (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.

Cook County Clerk's Office

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

**BUILDING SITE 20**

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 9701P321, 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 1681.58 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 832.20 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION OF A RESIDENCE (KNOWN AS 2038 MEADOWVIEW COURT; FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 58 DEGREES 06 MINUTES 37 SECONDS WEST, 23.56 FEET; 2) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 22.56 FEET; 3) SOUTH 56 DEGREES 08 MINUTES 37 SECONDS WEST, 20.92 FEET; 4) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 2.00 FEET; 5) SOUTH 56 DEGREES 08 MINUTES 37 SECONDS WEST, 12.17 FEET; 6) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 10.66 FEET; 7) SOUTH 56 DEGREES 08 MINUTES 37 SECONDS WEST, 2.67 FEET; 8) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 15.83 FEET; 9) NORTH 59 DEGREES 06 MINUTES 37 SECONDS EAST, 2.67 FEET; 10) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 23.02 FEET; 11) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 20.00 FEET; 12) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 8.00 FEET; 13) NORTH 58 DEGREES 06 MINUTES 37 SECONDS EAST, 5.00 FEET; 14) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 1.83 FEET; 15) NORTH 56 DEGREES 08 MINUTES 37 SECONDS EAST, 14.52 FEET; 16) SOUTH 78 DEGREES 53 MINUTES 23 SECONDS EAST, 8.27 FEET; 17) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 3.52 FEET; 18) NORTH 58 DEGREES 06 MINUTES 37 SECONDS EAST, 11.17 FEET; 19) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 48.77 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") COMMONLY KNOWN AS 2038 MEADOWVIEW COURT, NORTHBROOK, ILLINOIS 60062.

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09/12

## EXHIBIT "B"

### LIMITED COMMON AREA FOR BUILDING SITE 20

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 1691.58 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 08 SECONDS WEST 832.20 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION OF A RESIDENCE (KNOWN AS 2038 MEADOWVIEW COURT); THENCE NORTH 33 DEGREES 53 SECONDS 23 MINUTES WEST ALONG A EXTERIOR FOUNDATION WALL OF SAID RESIDENCE, 49.77 FEET FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) SOUTH 58 DEGREES 08 MINUTES 37 SECONDS WEST, 11.17 FEET; 2) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 5.62 FEET; 3) NORTH 78 DEGREES 53 MINUTES 23 SECONDS WEST, 8.27 FEET; 4) SOUTH 58 DEGREES 08 MINUTES 37 SECONDS WEST, 14.82 FEET; 5) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 1.83 FEET; 6) SOUTH 58 DEGREES 06 MINUTES 37 SECONDS WEST, 5.00 FEET; 7) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 8.00 FEET; THENCE NORTH 56 DEGREES 09 MINUTES 37 SECONDS EAST, 36.84 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 21.30 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Office