



Doc#: 0402218139  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/22/2004 04:26 PM Pg: 1 of 3

ACCT: 10101271

WHEN RECORDED MAIL TO:

First Tennessee Bank  
P O Box 132  
Memphis TN 38101

Property of Cook County Clerk's Office

TRUST DEED RELEASE  
Title of Document

SY  
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SN  
M.Y  
KTL

# UNOFFICIAL COPY

## TRUST DEED RELEASE

This instrument is prepared by (and return to)

First Tennessee Bank National Association

P O Box 132

Memphis, Tennessee 38101

ACCT 10101271

PIN # 27-34-117-020

WHEREAS, by certain trust deed dated the 7 th day of **FEBRUARY** 2000  
and recorded in Book/Roll \_\_\_\_\_ page \_\_\_\_\_ (00170321 or as instrument No.) DOC.# \_\_\_\_\_ in the Register's Office  
of **COOK** County, Illinois,  
**ALAIN BINETTE AND KYLE STEIN** Borrower(s)

ORIGINAL ADDRESS: 17560 PHEASANT DRIVE TINLEY PARK ILLINOIS 60477

conveyed to **INDEPENDENT REALTY CAPITAL CORP.**  
, as Trustee(s), the real estate in said trust deed described, for the purpose of securing the payment of an indebtedness evidenced by  
note(s) fully described in said trust deed; and

WHEREAS, all of the notes described in and secured by said trust deed have been paid in full, and there is nothing due or owing on  
said indebtedness nor under the terms and provisions of said trust deed;

NOW, THEREFORE, in consideration of the premises the undersigned, First Tennessee Bank National Association, Memphis  
as the legal owner and holder of the notes secured by said trust deed, acknowledges full payment and satisfaction thereof, hereby  
releases and discharges the lien of said trust deed, and to this end quit claims and conveys unto the said same as above their heirs and  
assigns all their right, title, and interest in and to the real estate described in said trust deed, to which reference is made for a particular  
description of said property.

The undersigned, First Tennessee Bank National Association, Memphis covenants with the said same as above that it is the legal  
owner and holder of the note(s) described in and secured by said trust deed, and that it has the lawful right to release and discharge the  
lien thereof.

IN WITNESS WHEREOF the said First Tennessee Bank National Association, Memphis has caused its corporate name to be  
signed hereto by and through its proper representative duly authorized so to do, this the 18 day of **NOVEMBER**, 2003.

SEE EXHIBIT A

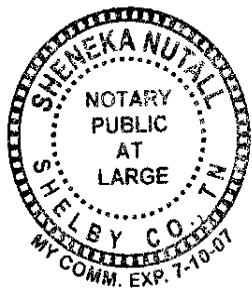
First Tennessee Bank National Association  
By: Jennifer Morgan  
Loan Operations (Title) Loan Officer

STATE OF TENNESSEE County of Shelby

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared

**JENNIFER MORGAN** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Loan  
Operations Officer of the First Tennessee Bank National Association, the within named bargainer, a bank, and that he as such  
Loan Operations Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained by  
signing the name of the corporation by herself as officer.

WITNESS my hand and seal at the office in MEMPHIS, TENNESSEE, this 18 day of **NOVEMBER**, 2003.



Sheneka Nuttall  
NOTARY PUBLIC

My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**UNOFFICIAL COPY** 70321 Page 6 of 6  
8998 0899**EXHIBIT "A"****PARCEL 1:****THE NORTHERLY 33.33 FEET OF PART OF LOT 85 BOUNDED AND DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 85: THENCE WEST 31.74 FEET ALONG THE NORTH LINE OF SAID LOT 85: THENCE SOUTH 14.76 FEET, TO THE POINT OF BEGINNING: THENCE SOUTH 4 DEGREES, 23 MINUTES, 00 SECONDS EAST 127.33 FEET: THENCE SOUTH 85° DEGREES, 37 MINUTES, 00 SECONDS WEST 61 FEET: THENCE NORTH 4°, 23 MINUTES, 00 SECONDS WEST 127.33 FEET: THENCE NORTH 85°, 37 MINUTES, 00 SECONDS EAST 61 FEET TO THE POINT OF BEGINNING, ALL IN PHEASANT CHASE WEST TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHEASANT CHASE WEST TOWNHOMES A PLANNED UNIT DEVELOPMENT DATED NOVEMBER 2, 1990 AND RECORDED NOVEMBER 7, 1990 AS DOCUMENT 90542314 FROM HERITAGE TRUST COMPANY, SUCCESSOR TRUSTEE TO HERITAGE BREMEN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 12, 1988 KNOWS AS TRUST NUMBER 98-3316 TO ALAIN AND KYLE BINETTE, AS JOINT TENANTS FOR INGRESS AND EGRESS.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY GRANTOR RECORDED NOVEMBER 7, 1990 AS DOCUMENT 90542314, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANT TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGE OF SAID REMAINING PARCELS OR ANY OF THE, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.