

UNOFFICIAL COPY



0403535027

Doc#: 0403535027
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 02/04/2004 07:51 AM Pg: 1 of 5

Release Deed

This Instrument was
PREPARED BY:
Greg Kasprzyk
171 N. Clark Street
Chicago, IL 60601-3294
SEE BACK
SD

KNOW ALL MEN BY THESE PRESENTS, That, CHICAGO TITLE LAND TRUST COMPANY a corporation of the State of Illinois, as Trustee (or as successor trustee to all prior assignees) in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto **Lamberto C. Fragozo**, the heirs, legal representatives and assigns of the grantee or grantees herein, (or if the grantee is a corporation, its successors and assigns) all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Trust Deed, recorded (or registered) in the Recorder's Office of, **Cook County**, in the State of Illinois, as Document Number **98 656 989**, to the premises situated in the said County, State of Illinois, described as follows, to-wit:
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

together with all the appurtenances and privileges thereunto belonging or appertaining.
**FOR THE PROTECTION OF THE OWNER, THIS
RELEASE SHALL BE FILED WITH THE
RECORDER OF DEED IN WHOSE OFFICE THE
MORTGAGE OR DEED OF TRUST WAS FILED.**

PIN: 03-27-402-048

PROPERTY ADDRESS: 1200 Wheeling Road, Mt. Prospect, IL 60056

[] MAIL TO:

NAME Gabriel S. Berrafata

STREET 8720 Ferris Ave.

CITY Morton Grove IL 60053

[] RECORDER'S OFFICE BOX NUMBER 333

UNOFFICIAL COPY

IN WITNESS WHEREOF, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and its corporate Seal to be hereto affixed.

DATE JAN 26 2004



CHICAGO TITLE LAND TRUST COMPANY,
As Trustee as Aforesaid

By [Signature]
Assistant Vice President

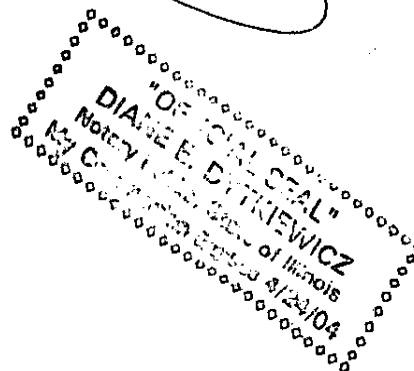
State of Illinois
County of Cook SS.

I, the undersigned, a notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing Instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said Instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and here caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and notarial seal this

DATE JAN 26 2004

[Signature]
Notary Public



UNOFFICIAL COPY

PAGE 1 OF 3

Exhibit A

Doc # 98 656 989

Legal Description

PARCEL I:

The Southeasterly 55.83 feet measured at right angles to the Southeasterly line thereof of that part lying Southwesterly of a line drawn at right angles to the Southeasterly line of Lot 7 extended from a point 73.50 feet Northeasterly of the Southeasterly corner of Lot 7 in Brickman Manor First Addition Unit No. 1 of the following described tract;

ALSO**PARCEL II:**

The Easterly 12.0 feet as measured on the Northerly and Southerly lines thereof of the West Northeasterly 30.0 feet as measured at right angles to the Northeasterly line thereof of the following described tract:

That part of Lots 6 and 7 and Outlot A in Brickman Manor First Addition Unit No. 1, being a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 27 and part of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 26, all in Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point in the Easterly line of Lot 7 which is 73.50 feet Northeasterly of the Southeasterly corner of said Lot 7; thence Northwesterly on a line drawn at right angles to the Easterly line of Lot 7 extended, a distance of 99.67 feet; thence Northeasterly on a line forming an angle of 90 degrees 29 minutes, 05 seconds from Southeast to the Northeast with last described course, a distance of 15.41 feet; thence Northwesterly on a line forming an angle of 89 degrees 20 minutes 33 seconds from Southwest to the Northwest with last described course, a distance of 24.0 feet; thence Northeasterly on a line forming an angle of 89 degrees 20 minutes 33 seconds from the Southeast to the Northeast with the last described course a distance of 30.00 feet to an intersection with a line drawn from a point 93.94 feet South of the Southeast corner of Lot 4 on the East line of Lots 1, 2, 3 and 4 extended South to a point on the West line of Outlot A 119.42 feet North of the Southwest corner of Outlot A; thence Northwesterly along said last described line, a distance of 145.85 feet more or less to the West line of Outlet A; thence South along the West line of Outlet A, a distance of 119.42 feet to the Southwest corner of Outlet A; thence East and Southeasterly along the Southerly line of Outlet A and the Southerly line of Lot 7, a distance of 238.39 feet to the Southeast corner of Lot 7; thence Northeasterly along the Easterly line of Lot 7, a distance of 73.50 feet to the place of beginning;

ALSO

UNOFFICIAL COPY

PAGE 2 OF 3

Exhibit A

Doc # 98 656 989

Legal Description

PARCEL III:

Easements as set forth in the Declaration and Exhibit 1 sheets 1 to 10 both inclusive, thereto attached dated March 31, 1962 and recorded March 22, 1962 as Document 18,430,062 made by J.M. Brickman Mid West Corporation, and as created by the deed from Western National Bank, as Trustee, to William J. Forestall and A.T.P. Edythe Forestall, his wife, dated April 10, 1963 and recorded May 16, 1963 as Document 18, 798,704.

(a) For the benefit of Parcel I aforesaid, for ingress and egress over and across:

That part of Lots 5, 6, 7 and Outlot A in Brickman Manor First Addition Unit No. 1 aforesaid, described as follows:

Commencing at a point on the East line of Lot 7, 63.50 feet North of the Southeast corner thereof; thence Westerly on a line drawn at right angles to the Easterly line of said Lot 7 through said point 63.50 feet North of the Southeast corner thereof for a distance of 163.67 feet; thence Southerly parallel with the Easterly line of Lot 7, a distance of 50.0 feet; thence Westerly parallel with said line drawn at right angles to the Easterly line of Lot 7 for a distance of 67.14 feet to the East line of the West 30.0 feet as measured at right angles to the West line thereof of Outlot A; thence North on the East line of the West 30 feet of Outlot A as aforesaid, 31.43 feet to an intersection with a line forming an angle of 80 degrees 34 minutes 37 seconds as measured from South to East with the West line of Outlot A and drawn through a point 109.29 feet North of the Southwest corner of said Outlot A; thence Easterly on said line 137.66 feet; thence Northerly on a line forming an angle of 90 degrees 39 minutes 27 seconds as measured from West to North from the last described line, a distance of 20.0 feet; thence Westerly with said line forming an angle of 80 degrees 34 minutes 37 seconds with the West line of Outlot A, a distance of 141.22 feet to the East line of the West 30.0 feet of Out Lot A as aforesaid; thence North on said East line of the West 30.0 feet of Out Lot A, 27.38 feet to a line 16.79 feet South of an parallel with the North line of Lot 5 and said line extended; thence East parallel with the North line of Lot 5 and said line extended 82.14 feet; thence South parallel with the East line of Lot 5, a distance of 5.0 feet; thence East parallel with the North line of Lot 5 and said line extended 163.66 feet to a point on the East line of Lot 5, 21.79 feet of the

UNOFFICIAL COPY

PAGE 3 OF 3

Exhibit A

Doc # 98 656 989

Legal Description

Northeast corner thereof; thence South on the East line of Lot 5 a distance of 15.0 feet; thence West parallel with the North line of Lot 5, a distance of 76.76 feet; thence Southerly on a line forming an angle of 80 degrees 50 minutes 10 seconds as measured from West to South from the last described line extended, a distance of 49.52 feet; thence Easterly at right angles to the last describe line 5.0 feet; thence Southerly at right angles to the last described course 41.52 feet to a point on a line drawn at right angles to the Easterly line of Lot 7 and said line extended through a point 78.50 feet Northerly of the Southeasterly corner of said Lot 7; thence Easterly on said line 69.80 feet to the Easterly line of Lot 7; thence Southerly on the Easterly line of Lot 7, a distance of 15.0 feet to the place of beginning (except that part thereof falling in Parcel I aforesaid).

(b) For the benefit of Parcel I aforesaid, for ingress and egress and driveway over and across;

The East 20.0 feet of the West line thereof of Outlot A (except that part thereof falling in Parcel I aforesaid) in Brickman Manor First Addition Unit No. 1 aforesaid.

ALSO

That part of Lot 6 and Outlot A in Brickman Manor First Addition Unit No. 1 aforesaid, described as follows: Commencing at a point on the West line of Outlot A 109.29 feet North of the Southwest corner thereof; thence Easterly on a line forming an angle of 80 degrees 34 minutes 37 seconds as measured from South to East from the West line of Outlot A, distance of 30.41 feet to a point on the East line of the West 30 feet as measured at right angles to the West line thereof of said Outlot A for a place of beginning; thence continuing Easterly along the aforescribed line 137.66 feet; thence Northerly on a line forming an angle of 90 degrees 39 minutes 27 seconds as measured from measured from West to North from the last described line, a distance of 20 feet; thence Westerly parallel with said line forming an angle of 80 degrees 34 minutes 37 seconds as measured from South to East from the West line of Outlot A as aforesaid, a distance of 141.22 feet to the East line of the West 30.0 feet of Outlot A, as aforesaid; thence South on the East line of the West 30.0 feet of Outlot A 20.27 feet to the place of beginning (except that part thereof falling in Parcel II aforesaid) all in Cook County, Illinois.