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Prepared By: Prairie Title
6821 W. North Ave.
Oak Park, IL 60302

After Recording Mail to:

Jason Bond
1175 Peterson Ave Unit C
Park Ridge, IL 60068



Doc#: 0407532086
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/15/2004 11:30 AM Pg: 1 of 4

CERTIFICATE OF RELEASE

02/23/04

File No.: 0401-08000

¹⁰⁰²
Name of mortgagor(s): JASON BOND

Name of original mortgagee: TOWNSTONE FINANCIAL

Name of mortgage servicer (if any): GMAC MORTGAGE CORPORATION

Name of last assignee of mortgage or record (if any): GMAC MORTGAGE CORPORATION

Mortgage recorded: 07/28/2003

As document No. 0320901106

Last assignment recorded (if any) as Document No.: _____

The above referenced mortgage has been paid in accordance with the payoff statement received from GMAC MORTGAGE CORPORATION and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release.

The person executing this certificate of release is an officer or duly appointed agent of Prairie Title authorized and licensed to transact the business of insuring titles to interests in real property in this State pursuant to Section 30 of the Mortgage Certificate of Release Act.

This certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or part of the property described in the mortgage.

The mortgagee or mortgage servicer provided a payoff statement.

The property described in the mortgage is as follows:

Permanent Index Number: 12 02 300 070 0000 VOLUME 63

Property Address: 1175 PETERSON AVE UNIT C, PARK RIDGE, IL 60068

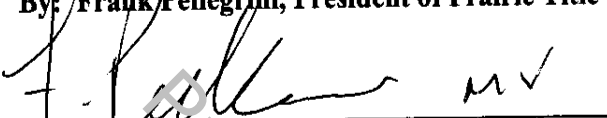
Legal Description: SEE ATTACHED FOR LEGAL DESCRIPTION

4

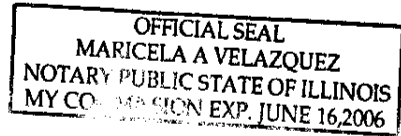
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Prairie Title
6821 W. North Ave.
Oak Park, IL 60302
(708) 386-7900
By: Frank Pellegrini, President of Prairie Title

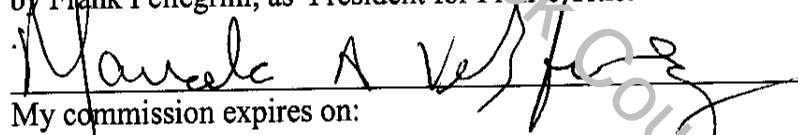


Frank Pellegrini, President



State of Illinois)
) SS
County of Cook)

This instrument was acknowledged before me on 02/23/04
by Frank Pellegrini, as President for Prairie Title.



(Notary Public)
My commission expires on:

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 21.33 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF (EXCEPT THE EAST 176.06 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF AND EXCEPT THE WEST 86.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF)

PARCEL 2:

THE WEST 26.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF THE SOUTH 22.50 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, ALL BEING OF THAT PART OF LOTS 2 AND 3 TAKEN AS A TRACT LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE THEREOF, FROM A POINT ON SAID EAST LINE, 199.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF IN H.M. ROSENTHAL'S PARK RIDGE ADDITION BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR DUNBAR'S PARK RIDGE TOWNHOME DEVELOPMENT AND EXHIBITS 1, 2 AND 3 THEREOF ATTACHED DATED MARCH 25, 1963 AND RECORDED APRIL 16, 1963 AS DOCUMENT 18770690 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANK ASSOC. AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1957 AS TRUST NUMBER 20294, AND AS TRUST NUMBER 31122 TO THOMAS P. HOWE AND ELIZABETH L. HOWE, HIS WIFE DATED AUGUST 14, 1963 AND RECORDED OCTOBER 30, 1963 AS DOCUMENT NUMBER 18956862 FOR THE BENEFIT OF PARCEL AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS, THE EAST 15 FEET OF THE WEST 95 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF THE SOUTH 78.5 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, ALSO THE WEST 12 FEET OF THE EAST 188.06 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF (EXCEPT THE NORTH 70.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, ALONG THE WEST 28 FEET OF THE EAST 188.06 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF THE NORTH 70.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, ALL OF THE ABOVE BEING PART OF LOTS 2 AND 3 TAKEN AS TRACT OF LAND, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE THEREOF FROM A POINT OF SAID EAST LINE 199.52 FEET, SOUTH OF THE NORTHEAST CORNER THEREOF, IN H.M. ROSENTHAL'S PARK RIDGE ADDITION AFORESAID.

EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE SOUTH 42.9 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF OF THE EAST 75 FEET OF THE WEST 80.0 FEET AS MEASURED AT RIGHT ANGLES OF THE WEST LINE THEREOF (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) ALSO THE EAST 20 FEET OF THE WEST 25 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THAT SOUTH 42.5 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHLINE THEREOF, ALL OF THE ABOVE BEING ON THAT PART OF LOTS 2 AND 3, TAKEN AS TRACT AS SOUTH LINE THEREOF, ALL OF THE ABOVE BEING OF THAT PART OF LOTS 2 AND 3, TAKEN AS TRACT OF LAND, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES, TO THE EAST LINE THEREOF, FROM A POINT ON SAID LINE 199.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF IN H.M. ROSENTHAL'S PARK RIDGE ADDITION AFORESAID

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ALSO EASEMENT FOR PARKING OVER AND ACROSS THE EAST 12 FEET OF THE WEST 17 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF THE NORTH 20 FEET OF THE SOUTH 22.5 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF OF THAT PART OF LOTS 2 AND 3, TAKEN AS TRACT OF LAND, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE THEREOF, FROM A POINT OF SAID EAST LINE 199.62 FEET OF THE NORTHEAST QUARTER OF H.M. ROSENTHAL'S PARK RIDGE ADDITION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) EAST 21 FEET OF THE WEST 26 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF THE SOUTH 20 FEET OF THE NORTH 27.5 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF FROM A POINT ON SAID EAST LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE THEREOF FROM A POINT ON SAID EAST LINE 199.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF IN H.M. ROSENTHAL'S PARK RIDGE ADDITION AFORESAID COOK COUNTY, ILLINOIS.

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