

# UNOFFICIAL COPY

Loan No. 00000000000000001975501109



After Recorded Return to:  
ROBERT SCHUTZ  
2038 MEADOWVIEW CT.  
NORTHBROOK, IL 60062

Doc#: 0407731036  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 03/17/2004 09:00 AM Pg: 1 of 4



Property of Cook County Clerk's Office

## RELEASE OF MORTGAGE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY, in consideration of having received full payment of all sums secured to be paid by the mortgage dated September 3, 2002, and recorded/registered in the office of the Recorder of Deeds/Registrar of Titles of COOK County, Illinois, as Document 0021000480, in Book 1662, at Page 0063, releases, conveys and quit claims unto ROBERT B. SCHUTZ, A MARRIED MAN, MARRIED TO REBECCA A. SCHUTZ all the right, title interest or lien it may have by virtue of said mortgage and in or to the premises conveyed thereby, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN #: 04-14-301-026-0000

2038 MEADOWVIEW CT, NORTHBROOK, IL 60062

IN WITNESS WHEREOF, said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY, has caused its name to be hereunto affixed by its duly authorized officer this date, October 27, 2003.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
("MERS") SOLELY AS NOMINEE FOR RBC MORTGAGE  
COMPANY

BY: Chris White  
CHRIS WHITE  
ASSISTANT SECRETARY

SV  
P  
MY  
11.11.03

**UNOFFICIAL COPY****LEGAL DESCRIPTION:****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, 1991 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. 97848934, 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 WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

PINS: 04-14-301-027 AND 04-14-301-162

EACH WITH THE 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 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 06 SECONDS WEST 832.20 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2038 MEADOWVIEW COURT) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT FIVE (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 56 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 06 MINUTES 37 SECONDS WEST 20.92 FEET; 4) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST 2.00 FEET; 5) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST 12.17 FEET; 6) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 10.66 FEET; 7) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.67 FEET; 8) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 15.83 FEET; 9) NORTH 56 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 56 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 06 MINUTES 37 SECONDS EAST, 14.62; 16) SOUTH 78 DEGREES 53 MINUTES 23 SECONDS EAST, 8.27 FEET; 17) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 5.62 FEET; 18) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 11.17 FEET; 19) SOUTH 33 DEGREES 53 MINUTES

CLEGALD

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23 SECONDS EAST, 48.77 FEET TO THE PLACE BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE BUILDING SITE) COMMONLY KNOWN AS 2038 MEADOWVIEW COURT, NORTHBROOK, ILLINOIS 60062.

PARCEL II:

**21000480**

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 ROAYL 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.

LIMITED COMMON AREA FOR BUILDING SITE 20

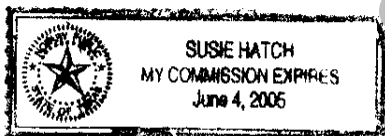
THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97819381, DESCRIBED AS FOLLOWS: COMMENCING 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 06 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, 48.77 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 56 DEGREES 06 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 56 DEGREES 06 MINUTES 37 SECONDS WEST, 14.62; 5) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 1.83 FEET; 6) SOUTH 56 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 06 MINUTES 37 SECONDS EAST, 36.64 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 21.30 FEET TO THE PALCE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

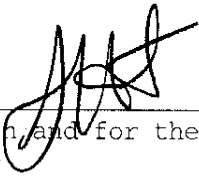
# UNOFFICIAL COPY

STATE OF TEXAS  
COUNTY OF HARRIS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHRIS WHITE, ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such CHRIS WHITE, ASSISTANT SECRETARY appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this date, October 27, 2003.



  
Notary in and for the State of TEXAS

This document was prepared by:  
ACCUTRAN SERVICES, INC. 15531 KUYKENDAHL RD. SUITE 300 HOUSTON, TEXAS 77090  
MYOSHA MCAFEE

17-908-



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