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CERTIFICATE OF RELEASE



0410442038

Doc#: 0410442038
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/13/2004 07:36 AM Pg: 1 of 3

8199691/24022357 J ²⁰⁰³

Date: 03/29/04

Order Number: 1409 008199691

1. Name of mortgagor(s): ANDREW J. PIRARO AND MARIANNA PRARO
2. Name of original mortgagee: MIDAMERICA BANK
3. Name of mortgage servicer (if any):
4. Mortgage recording: Vol.: Page: or Document No.: 0021193301
5. The above referenced mortgage has been paid in accordance with the payoff statement, and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release.
6. The person executing this certificate of release is an officer or duly appointed agent of a title insurance company 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.
7. 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.
8. The mortgagee or mortgage servicer provided a payoff statement.
9. The property described in the mortgage is as follows:
Permanent Index Number: 04-14-301-082-0000
Common Address: 2160 ROYAL RIDGE, NORTHBROOK, ILLINOIS 60062

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Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Chicago Title Insurance Company
By: BONNIE J. MILLER
Address: 500 SKOKIE BOULEVARD SUITE 290, NORTHBROOK, ILLINOIS 60062
Telephone No.: (847) 509-3322

Susan L. Schwartz

State of Illinois
County of Cook
This Instrument was acknowledged before me on 3/29/04 by Susan L. Schwartz
as (officer for/agent of) Chicago Title Insurance Company.

Joseph W. Kuhn
(Signature of Notary)

Notary Public
My commission expires on

Prepared by & Return to:

BONNIE J. MILLER
500 SKOKIE BOULEVARD SUITE 290
NORTHBROOK, ILLINOIS 60062

"OFFICIAL SEAL"
JOSEPH W. KUHNEN
Notary Public
State of Illinois
My Comm. Expires 05/07/07

BOX 333-CT

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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. 97846914, 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.

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

BUILDING SITE 75

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 DCOUMENT 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 769.54 FEET; THNCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 634.43 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2160 ROYAL RIDGE DRIVE); THENCE SOUTH 37 DEGREES 50 MINUTES 58 SECONDS EAST 23.34 FEET TO THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE; THENCE SOUTH 52 DEGREES 09 MINUTES 04 SECONDS ALONG THE CENTERLINE OF THE PARTY WALL FOR 54.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 400 FEET; 2) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 200 FEET; 3) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 15.29 FEET; 4) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 575 FEET; 5) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 1221 FEET 6) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 36.92 FEET 7) SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST 8.17 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 19.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2160 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS

PARCEL 2:

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

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Legal Description:

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.

Property of Cook County Clerk's Office