

UNOFFICIAL COPY



Doc#: 0416239081
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/10/2004 01:25 PM Pg: 1 of 3

RELEASE DEED

Loan # 2823957876

From: Devon Bank

6445 N. Western Ave.

Chicago, IL 60645

DEVON BANK, AN ILLINOIS BANKING CORPORATION, of the State of Illinois, in consideration of One Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey, quitclaim and release unto

Andrew Piraro and Marianne Piraro, His Wife, As Tenants by the Entirety

Heirs, legal representatives and assigns, all the right, title and interest which the undersigned has or may have acquired as Trustee, or otherwise, in and to a certain:

(X) Mortgage dated 10/22/03 and recorded 12/02/03 as document # 0333604181, made by Andrew Piraro and Marianne Piraro, to Devon Bank to secure an indebtedness in the amount of \$200,000.00.

In and to the real estate described as follows:

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 U/T/A dated 4/29/91, and known as Trust # 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 # 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 29, 1997, as document # 97141048, as amended by that certain joiner to Ground Lease dated 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 # 97846934, 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, pursuant to the plat thereof recorded in the office of the Recorder of Deeds of Cook County, Illinois on November 2, 1997, as document # 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:

S-4
P-3
S-N
M-N
AMB

UNOFFICIAL COPY

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 document # 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; thence 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 for 54.00 feet; thence along a line following the next seven (7) courses a 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 27 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 simply 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 right 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 # 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 3:

Easements appurtenant to the parcels 1 and 2 for the benefit of such parcels as set forth in the aforesaid declaration.

ADDRESS OF REAL ESTATE: 2160 Royal Ridge Dr., Northbrook, IL 60062

PERMANENT INDEX NUMBER: 04-14-301-082-0000

Situated in the City NORTHBROOK, County of COOK, and State of Illinois, together with all the appurtenances and privileges belonging or pertaining thereto.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Release Deed, this 26th day of May 2004

DEVON BANK

By: Jennifer L. Smetters
Jennifer L. Smetters, Consumer Loan Officer

By: Mary Howard
Mary Howard, Assistant Vice President

STATE OF ILLINOIS

COUNTY OF COOK)

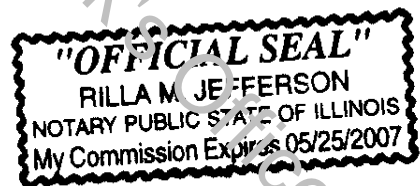
I, Rilla Jefferson, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Jennifer L. Smetters, Consumer Loan Officer and Mary Howard, Assistant Vice President, of Devon Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that said Officers of said Devon Bank signed and delivered this instrument as a free and voluntary act, and has caused its corporate seal to be hereto affixed.

GIVEN under my hand and seal, this 26th day of May 2004.

Rilla Jefferson
NOTARY PUBLIC

Prepared By (DEVON BANK – ATTN. Jenny Smetters)
& (6445 N. WESTERN AVENUE)
(CHICAGO, ILLINOIS 60645-5494)

Mail to: _____



“For the Protection of the Owner, This Release Should be Filed With The Recorder of Deeds In Whose Office The Mortgage Or Deed Of Trust Was Filed”.