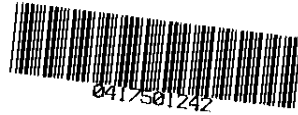




UNOFFICIAL COPY



Doc#: 0417501242
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/23/2004 10:38 AM Pg: 1 of 4

CERTIFICATE OF RELEASE

Date: May 03, 2004

Title Order No.: C-799433

Name of Mortgagor(s): Theodore A. Edwards and Katheryn M. Edwards
Name of Original Mortgagee: Bank of America NA
Name of Mortgage Servicer (if any):
Mortgage Recording: Volume: Page: or Document No.: 0021399605

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. 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 interest 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:

See Attached Exhibit "A"

Permanent Index Number: 17-22-110-035-1018 Vol. 512
Common Address: 1433-F South Prairie Avenue, Chicago, IL 60605

First American Title Insurance Company

By: *Gail Hilton*
Its: Office Manager
Address: 30 N. LaSalle Street, Suite 2220, Chicago, IL 60602
Telephone No.: (312) 750-6780

State of Illinois)
County of Cook)ss

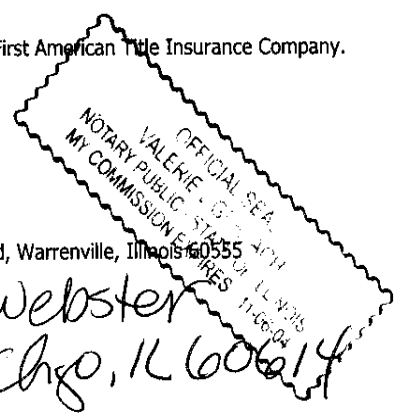
This instrument was acknowledged before me on May 03, 2004 by _____ as office manager of First American Title Insurance Company.

Valerie Stebbins

Notary Public, State of Illinois
My commission expires: _____

Prepared By: Robert J. Duffin, First American Title Insurance Company, 27775 Diehl Road, Warrenville, Illinois 60555

Mail To: Theodore A. Edwards and Katheryn M. Edwards, , *953 W Webster*
Chgo, IL 60604



4

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EXHIBIT A - LEGAL DESCRIPTION

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Property of Cook County Clerk's Office

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Parcel 1:

Unit J-18 in Prairie Place Condominium as delineated on the Plat of Survey of the following described Parcel of Real Estate:

That part of Lot 2 in Prairie Place Townhomes Subdivision being a Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 1 in said Subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East line of said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East line 68.00 feet thereon to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision, being a Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 1 in said Subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East line of said Lot 1 for a distance of 175.0 feet to the North line of Lot 2; thence North 89 degrees 58 minutes 41 seconds West along said North line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West line of Lot 2 aforesaid 175.0 feet to the Northwest corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North line 75.0 feet to the point of beginning, in Cook County, Illinois.

Also

Lot 1 in Prairie Place Townhomes Subdivision, being a Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, recorded March 3, 1995 as Document Number 95150205, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision, together with part of the former lands of the Illinois Central Railroad in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 in Prairie Place Townhomes Subdivision aforesaid; thence South 00 degrees 01 minutes 19 seconds West 68.0 feet along the East line of said Lot 1; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence North 00 degrees 12 minutes 58 seconds West 24.18 feet; thence Northwesterly 99.92 feet along the arc of a circle convex Northeasterly and having a radius of 1400.69 feet (the chord of said arc bearing North 02 degrees 15 minutes 36 seconds East 99.90 feet); thence North 89 degrees 58 minutes 41 seconds West 97.13 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet to the point of beginning, in Cook County, Illinois.

Also

The East 122.07 feet of the West 197.07 feet of the North 119.0 feet of Lot 2 in Prairie Place Townhomes Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

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That part of Lot 2 in Prairie Place Townhomes Subdivision together with that part of the former lands of the Illinois Central Railroad in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Principal Meridian, described as follows: Commencing at the Northwest corner of said Lot 2; thence South 89 degrees, 58 minutes, 41 seconds East 197.07 feet along the North line of said Lot 2 to the point of beginning; thence continuing South 89 degrees, 58 minutes, 41 seconds East 64.84 feet; thence South 06 degrees, 22 minutes, 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the arc of a circle convex Northeasterly and having a radius of 1400.69 feet (the chord of said arc bearing South 05 degrees, 20 minutes, 33 seconds East 50.80 feet); thence North 89 degrees, 58 minutes, 41 seconds West 77.27 feet; thence North 00 degrees, 01 minutes, 19 seconds East 119.00 feet to the point of beginning, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit E to the Declaration of Condominium recorded April 29, 1996 in the office of the Recorder of Deeds of Cook County, Illinois, as document number 96318235, as amended by the correction to declaration recorded in the Recorder's Office on May 21, 1996 as document number 96385673 and amended by the first amendment recorded in the Recorder's Office on November 25, 1996 as document number 96895524, as amended by the second amendment recorded in the Recorder's Office on December 1, 1997 as document number 97895567, as amended by the third amendment recorded in the Recorder's Office on January 29, 1998 as document number 98078464, as amended by the fourth amendment recorded in the Recorder's Office on June 23, 1998 as document number 98536091, as amended from time to time; together with its undivided percentage interest in said parcel and all the property and space comprising all the units thereof as defined and set forth in said declaration and survey.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for ingress and egress over, upon and across the easement parcel as created and set out in the grant of easement dated December 20, 1994 and recorded December 29, 1994 as document number 04080035.

Clerk's Office of Cook County