

# UNOFFICIAL COPY

## CERTIFICATE OF RELEASE



Doc#: 0418935072  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/07/2004 08:45 AM Pg: 1 of 2

Date: 05/20/04

Order Number: 1401 DG8315232

1402  
ETC - WA  
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- Name of mortgagor(s): MATTHEW KURTZMAN
- Name of original mortgagee.
- Name of mortgage servicer (if any): THE NORTHERN TRUST
- Mortgage recording: Vol.: Page: or Document No.: 0011237937, 0315711142
- 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 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: 17-04-101-036-0000  
Common Address: 1501 N. CLYBOURN AVENUE, #A, CHICAGO, ILLINOIS 6010

2  
AA

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Chicago Title Insurance Company  
By: MARIA G. RODRIGUEZ  
Address: 3225 N. ASHLAND AVENUE, CHICAGO, ILLINOIS 60657  
Telephone No.: (773) 528-1816



State of Illinois  
County of

This Instrument was acknowledged before me on 5-20-04 by  
as (officer for/agent of) Chicago Title Insurance Company.

\_\_\_\_\_  
(Signature of Notary)

Notary Public  
My commission expires on

Prepared by & Return to: MARIA G. RODRIGUEZ  
3225 N. ASHLAND AVENUE  
CHICAGO, ILLINOIS 60657

**BOX 333-CTI**

**UNOFFICIAL COPY****CERTIFICATE OF RELEASE****Legal Description:****PARCEL 1:**

LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 6, 1999 AS DOCUMENT NUMBER 99946627, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING SEPTEMBER 30, 1999 AND ENDING NOVEMBER 30, 2093; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

**SUBPARCEL A:**

THAT PART OF LOT 6 IN BLOCK 4, OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WEST CORNER OF SAID LOT 6; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 24.88 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF A PARTY WALL; THENCE SOUTH 45 DEGREES, 00 MINUTES, 47 SECONDS EAST, ALONG SAID CENTER LINE AND ITS EXTENSION, 69.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 24.89 FEET TO THE MOST SOUTH CORNER OF SAID LOT 6; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, 69.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**SUBPARCEL B:**

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

**SUBPARCEL C:**

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

**PARCEL 2:**

IMPROVEMENTS (BUT NOT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NO. 96983509 LOCATED ON THE LAND.