



Doc#: 0430848019
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/03/2004 11:33 AM Pg: 1 of 3

PARTIAL RELEASE OF MORTGAGE

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEED IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, that PARK RIDGE COMMUNITY BANK, a banking corporation existing under the laws of the State of Illinois, (hereinafter referred to as "Bank") for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby CONVEY, RELEASE and QUIT CLAIM unto MORAN DEVELOPMENT, LTD., of the County of Cook and State of Illinois, all the right, title, interest claim or demand whatsoever it may have acquired in through or by a certain Mortgage and Assignment of Rents dated the 25th day of August, 2003 recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No.0330333062 and Document No 0330333063, respectively, to the premises therein described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

Common Address: 2702 & 2706 West Montrose Avenue, Chicago, Illinois 60618

P.I.N. #13-13-229-023-0000 (2702) 13-13-229-022-0000 (2706)

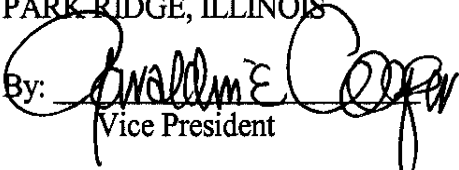
situated in the City of Chicago, County of Cook and State of Illinois together with all appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, the bank has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE PRESIDENT, and attested by its ASSISTANT VICE PRESIDENT, this 24th day of September, 2004.

UNOFFICIAL COPY

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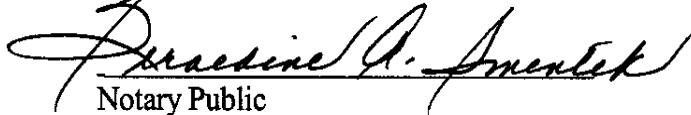
PARK RIDGE COMMUNITY BANK,
PARK RIDGE, ILLINOIS

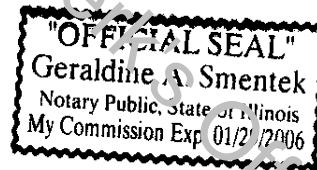
By: 
Vice President

ATTEST: 
Assistant Vice President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Geraldine Cooper personally known to me to be the Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Christopher C. Jones personally known to me to be the Assistant Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument as such officers of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24th day of September, 2004.


Notary Public



This Document Prepared By:
Thomas E. Carter, President
Park Ridge Community Bank
626 W. Talcott Road
Park Ridge IL 60068

DELIVER TO: Park Ridge Community Bank
626 W. Talcott Road
Park Ridge IL 60068
Loan No.51015878

UNOFFICIAL COPY**LEGAL DESCRIPTION****EXHIBIT A****PARCEL 1:**

UNIT 3E IN THE 2702 WEST MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 80 (EXCEPT THE WEST 6 ¼ FEET), ALL OF LOT 81 AND LOT 82 (EXCEPT THE EAST 9 ¼ FEET THEREOF) IN BLOCK 29 IN THE FIRST ADDITION TO RAVENSWOOD MANOR A SUBDIVISION OF THAT PART OF THE EAST ¼ OF THE NORTHWEST ¼ AND THE WEST ¼ OF THE NORTHEAST ¼ AND THE WEST HALF OF THE NORTHEAST ¼ LYING BETWEEN MANOR AND FAIRFIELD AVENUE AND SANITARY DISTRICT RIGHT OF WAY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0319019037, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3E AND STORAGE SPACE S-3E LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0319019037.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; provided they do not interfere with the Grantee's use of the property; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2702 West Montrose Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-13-229-022-0000
13-13-229-023-0000

Address of Real Estate: 2702 West Montrose, Unit 3E, Chicago, Illinois 60625