

# UNOFFICIAL COPY

## CERTIFICATE OF RELEASE

Date: 12/14/04



Doc#: 0502146046  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/21/2005 07:46 AM Pg: 1 of 2

Order Number: 2000 000553703

1. Information concerning mortgage(s) is as follows:  
MORTGAGE DATED FEBRUARY 18, 2003 AND RECORDED MARCH 2, 2003 AS DOCUMENT NO. 0312226085  
MADE BY EVA FREUD TO ABN AMRO MTG GROUP INC. TO SECURE AN INDEBTEDNESS IN THE  
AMOUNT OF \$237,000.00.

- 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 attached.

Ticor Title Insurance Company  
By: Anita J. Navalany  
Telephone No.: (847) 588-0300

*Anita J. Navalany*  
\_\_\_\_\_  
State of Illinois  
County of *Cook*

This Instrument was acknowledged before me on *14th* by *Dec 04*  
Insurance Company.

*Anita J. Navalany*  
\_\_\_\_\_  
as (officer for/agent of) Ticor, Title  
(Signature of Notary)

Notary Public  
My commission expires on

Prepared by: Anita J. Navalany  
Address: 6771 N. MILWAUKEE AVENUE, NILES, ILLINOIS 60714  
Return to: EVA FREUD  
3643 N MONTICELLO AVE UNIT 1S  
CHICAGO, ILLINOIS 60618

CRTOFRLS



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## CERTIFICATE OF RELEASE

Permanent Index Number: 13-23-131-039-1002  
 Common Address: 3643 N MONTICELLO AVE UNIT 1S  
 CHICAGO, ILLINOIS 60618

**Legal Description:**

**PARCEL 1:**

UNIT 1S IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 27 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT OF GARAGE PARKING SPACE NUMBER G-1S AND THE OUTDOOR PARKING SPACE NUMBER P-1S, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1S AS ARE SET FORTH IN THE DECLARATION.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE COMMERCIAL USE OF THE ROOF AND THE RIGHTS AND EASEMENTS DELINEATED FOR THE BENEFIT OF DEVELOPER AS SET FORTH IN THE DECLARATION.