

UNOFFICIAL COPY

CERTIFICATE OF RELEASE



Doc#: 0519955141
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/18/2005 11:55 AM Pg: 1 of 2

Date: 06/30/05

Order Number: 2000 000397657

TICOR # 397657

1. Information concerning mortgage(s) is as follows:

MORTGAGE DATED DECEMBER 16, 2004 AND RECORDED JANUARY 14, 2005 AS DOCUMENT NO. 0501449413 MADE BY IGOR SAPOZHNIKOV, SINGLE, TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), NOMINEE FOR PINNACLE FINANCIAL CORP dba TRISTAR LENDGIN GROUP TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$136,400.00.

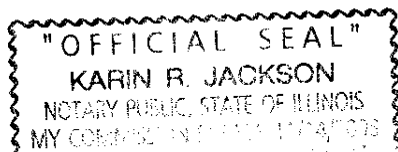
- The above referenced mortgage has been paid in accordance with the payoff statement, and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release.
- The person executing this certificate of release is an officer or duly 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: Sandra A. Yohe
Telephone No.: (847) 480-1212

Sandra A. Yohe
State of Illinois
County of Cook

This Instrument was acknowledged before me on 6/30/05 by Elizabeth Richmond as Officer for agent of Ticor Title Insurance Company.

Karin R. Jackson
(Signature of Notary)



Notary Public
My commission expires on

Prepared by: Sandra A. Yohe
Address: 900 SKOKIE BOULEVARD, SUITE 112, NORTHBROOK, ILLINOIS 60062
Return to: IGOR SAPOZHNIKOV
1575 SANDPEBBLE DRIVE #219
WHEELING, ILLINOIS 60090

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CERTIFICATE OF RELEASE

Permanent Index Number: 03-15-402-018-1019
 Common Address: 1575 SANDPEBBLE DRIVE #219
 WHEELING, ILLINOIS 60090

Legal Description:

UNIT "219" AS DESCRIBED IN SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE
 (HEREAFTER REFERRED TO AS PARCEL):

PARCEL 1:

THAT PART OF LOT 1 IN "SANDPEBBLE WALK", BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN "SANDPEBBLE WALK" BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 110.0 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 15, WITH THE WEST LINE OF THE EAST 330.0 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 15; THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF LOT 1, AS AFORESAID, 125.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 43 SECONDS WEST, 23.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 53 DEGREES 41 MINUTES 03 SECONDS WEST, 64.39 FEET; THENCE NORTH 36 DEGREES 07 MINUTES 51 SECONDS WEST, 11.30 FEET; THENCE NORTH 58 DEGREES 53 MINUTES 05 SECONDS WEST, 7.13 FEET; THENCE NORTH 76 DEGREES 08 MINUTES 15 SECONDS WEST, 74.33 FEET; THENCE NORTH 13 DEGREES 51 MINUTES 45 SECONDS EAST, 64.36 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 15 SECONDS EAST, 69.87 FEET; THENCE NORTH 33 DEGREES 48 MINUTES 55 SECONDS EAST, 106.66 FEET; THENCE SOUTH 56 DEGREES 11 MINUTES 05 SECONDS EAST, 64.33 FEET; THENCE SOUTH 33 DEGREES 48 MINUTES 55 SECONDS WEST, 108.44 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES 57 SECONDS, EAST, 101.42 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY ATTACHED AS 'EXHIBIT D' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 75954 REGISTERED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2622770 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF C&E DATED APRIL 1, 1972 AND FILED MAY 12, 1972 AS DOCUMENT NO. 2622769 AND AS CREATED BY PLAT OF SUBDIVISION DATED SEPTEMBER 10, 1970 AND REGISTERED OCTOBER 10, 1970 AS DOCUMENT NO. 252537 AND AS CREATED BY THE DEED FROM AMERICAN NATIONAL BANK, AS AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 28, 1971 AND KNOWN AS TRUST NUMBER 75954 TO GLEN B. HANSEN AND MARDELLE G. HANSON HIS WIFE, DATED APRIL 2, 1992 AND FILED MAY 12, 1972 AS DOCUMENT 2622794, ALL IN CCL.