

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

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0628441138

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Doc#: 0628441138 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/11/2006 12:35 PM Pg: 1 of 3

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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF

DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

M.G.R. TITLE

KNOW ALL MEN BY THESE PRESENTS, That LAKESIDE BANK 55 WEST WACKER DRIVE, CHICAGO, ILLINOIS 60601

corporation of the State of ILLINOIS, for and in consideration of the payment of the indebtedness secured by the MORTGAGE & ASSIGNMENT OF RENTS Hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto 3000 NORTH LLC (NAME AND ADDRESS) 1000 N. MILWAUKEE, CHICAGO, IL

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in through or by a certain, bearing date the 22ND day of OCTOBER, 2004, and recorded in the Recorder's Office of COOK County, in the State of ILLINOIS, in book of records, on page, as document No. 0430241080 & 0430241081, to the premise therein described, situated in the County of COOK, State of ILLINOIS, as follows, to wit:

***** PARTIAL RELEASE *****

LEGAL DESCRIPTION: SEE ATTACHED.

UNIT 4N, 3010 N. SHEFFIELD, CHICAGO, IL

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 14-29-210-040-0000

Address(es) of premises: 3010-20 N. SHEFFIELD, CHICAGO, IL

Witness and and seal, this 8TH day of SEPTEMBER, 2006

Signatures of James P. McGrogan, A.V.P. and Susan Pennington, V.P. with (SEAL) labels.

This instrument was prepared by MELANDA KYWE, LAKESIDE BANK 1055 W. ROOSEVELT, CHICAGO, IL 60608 (NAME) (ADDRESS)

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STATE OF ILLINOIS
County of COOK } SS.

I, MELANDA KYWE, a notary public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. MCGROGAN

Personally known to me to be the A.V.P. of LAKESIDE BANK

, a corporation, and SUSAN PENNINGTON, personally

known to me to be the V.P. of said corporation, and personally known to me to be the

Same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person

And severally acknowledged that as such A.V.P. and V.P., they signed

And delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant

to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary

Act, and as the free and voluntary act of said corporation, for the uses and purposes therein, set forth.

GIVEN Under my hand and seal this 12th day of September, 2006

Melanda Kywe

NOTARY

Commission Expires _____



RELEASE DEED

By Corporation

TO

ADDRESS OF PROPERTY:

MAIL TO:

*John Lovestrand
19 S. Caswell #900
Chicago IL 60603*

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Legal Description

Parcel 1:

Unit **4N** in the **3010 N. SHEFFIELD CONDOMINIUMS** as delineated on a survey of the following described property :

Lots 20 and 21 in the Subdivision of Block 8 in the Subdivision of Lots 2 and 3 in Canal Trustee's Subdivision of the East ½ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-4, AND THE EXCLUSIVE RIGHT TO USE THE ROOF DECK FOR UNIT 4N, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0620844092.

Permanent Real Estate Index Number:

Address: **Unit 4N**, 3010 N. Sheffield, Chicago, Illinois 60657

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for 1909 W. North Condominiums recorded in the Office of the Cook County Recorder of Deeds.