

UNOFFICIAL COPY

RELEASE OF MORTGAGE AND
ASSIGNMENT OF RENTS OR TRUST
DEED

(ILLINOIS)



Doc#: 0702346124 Fee: \$50.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/23/2007 02:56 PM Pg: 1 of 3

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 AND ASSIGNMENT OF RENTS OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That First Midwest Bank of the County of Dupage and State of Illinois for and in consideration of the payment of the indebtedness secured by the MORTGAGE AND 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, do hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto DONALD R. OGILVIE and their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the bank may have acquired in, through or by a certain MORTGAGE AND ASSIGNMENT OF RENTS, bearing date the 31ST day of DECEMBER, 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. 0501326007 & 0501326008, to the premises therein described as follows, situated in the County of COOK, State of Illinois, to wit:

SEE EXHIBIT "A"

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

Permanent Real Estate Index Number(s): 04-14-301-027-0000 & 04-14-301-162-0000

Address (es) of premises: 2038 MEADOWVIEW COURT, NORTHBROOK, IL. 60062

Witness our hands, this 9TH day of JANUARY, 2007.

Property of Cook County Clerk's Office

3P

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FIRST MIDWEST BANK

By: Jennifer Breda

Its: Assistant Vice President

By: Steve Borgard

Its: Vice President

This instrument was prepared by:

First Midwest Bank
P.O. Box 9003
Gurnee, IL 60031
CR

STATE OF ILLINOIS

COUNTY OF LAKE

I, the undersigned, a notary public in and for said County, In the State aforesaid, DO HEREBY CERTIFY that

JENNIFER Breda personally known to me to be the Assistant VP of First Midwest Bank, and Steve Borgard, personally known to me to be the Vice President, of said banking corporation, and personally known 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 Assistant VP and VP, they signed and delivered the said instrument, 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 of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 12 day of January, 2007.



Frances Taormina
Notary Public

Commission Expires April 8, 2008

MAIL TO: FIRST MIDWEST BANK
P.O. BOX 9003
GURNEE, IL. 60031
3889951954
J BROOKS-DEERFIELD

PARCEL 1:

EXHIBIT "A"

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(A) THE LEASEHOLD ESTATE SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENCUMBRANCE (S) ATTACHED HERETO, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 98927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN ORDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

(EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND)

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

(B) OWNERSHIP OF THE BUILDING AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

BUILDING SITE 20:

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1691.58 FEET; THENCE

NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 832.20 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION OF A RESIDENCE (KNOWN AS 2038 MEADOWVIEW COURT); FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 23.56 FEET; 2) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 22.56 FEET; 3) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 20.92 FEET; 4) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 2.00 FEET; 5) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 12.17 FEET; 6) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 10.66 FEET; 7) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.67 FEET; 8) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 15.83 FEET; 9) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 2.67 FEET; 10) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 29.02 FEET; 11) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 20.00 FEET; 12) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 8.00 FEET; 13) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 5.00 FEET; 14) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 1.83 FEET; 15) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 14.62 FEET; 16) SOUTH 78 DEGREES 53 MINUTES 23 SECONDS EAST, 8.27 FEET; 17) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 5.62 FEET; 18) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 11.17 FEET; 19) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 48.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT FOR THE BENEFIT OF PARCELS I AND II AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006