

R7C 59225-193

THIS DOCUMENT WAS
PREPARED BY AND RETURN
AFTER RECORDING TO:



Doc#: 0702905056 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2007 10:36 AM Pg: 1 of 3

Marc S. Lichtman
Attorney at Law
Marc S. Lichtman & Associates, Ltd.
222 North LaSalle Street
Suite 200
Chicago, Illinois 60601

PARTIAL RELEASE OF MORTGAGE

PAUL PERETYATKO, an individual, c/o, Andrew L. Mann, Attorney at Law, c/o, Mann & Wolf, LLP, 4300 University Drive, Suite C-203, Sunrise, Florida 33352, for valuable consideration, the receipt whereof is hereby acknowledged, does hereby, REMISE, RELEASE, CONVEY AND QUIT CLAIM under LUNT GARDENS, LLC, an Illinois Limited Liability Company having its principal place of business at 4350 DiPaolo Center, Suite E, Glenview, Illinois, its assings and successors, all the right, title, interest, claim or demand whatsoever, PAUL PERETYATKO may have acquired in, through or by a certain Subordinated Demand Mortgage dated as of May 31, 2006 and recorded June 8, 2006 in the Recorder's Office of Cook County, in the State of Illinois, as document number 0615744103, to the following described premises, situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Date: 10/24, 2006

Paul Peretyatko
PAUL PERETYATKO

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY that PAUL PERETYATKO, personally known to me to be the same person whose name are subscribed to this Partial Release of Mortgage, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act and as the free and voluntary act, for the uses and purposes therein set forth.

Date: 10/24, 2006

Alina Kinkov
Notary Public

My Commission Expires: 8/12/10



Handwritten initials

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION:**

Parcel 1:

Unit 204 IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:

Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

Parcel 2:

Unit P- 8, a Parking Space IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:

Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

Parcel 3

The exclusive right to the use of Storage Space 9, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 9 recorded in Cook County, Illinois.

Commonly known as 27 08 West Lunt Avenue, Unit 204, Parking Space 8,
Storage Locker No. 9 Chicago, Illinois
Permanent Index Number: 10-36-210-041-0000

Grantor also hereby Grants to 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

UNOFFICIAL COPY

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.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (f) Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon