

UNOFFICIAL COPY

After Recording Mail to:

Don M. Wardlaw
Maybian C. Wardlaw
1009 Bonnie Brae Pl., #3A
River Forest, IL 60305-1544



Doc#: 0707454013 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 10:41 AM Pg: 1 of 3

This Document Prepared by:
Geraldine Eakin
Under The Supervision of
Community Bank of Oak Park River Forest
1001 Lake Street
Oak Park IL 60301

RELEASE DEED

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This Release Deed is made February 16, 2007, by Community Bank of Oak Park River Forest; 1001 Lake Street, Oak Park, IL 60301, an Illinois Banking Corporation ("the Bank".)

Whereas, by a certain Mortgage dated **October 27, 2003**, and Modification of Mortgage dated **May 25, 2006**, and recorded in the Recorder's Office of Cook County, State of Illinois, as **Document No. 0400610271** and **Document No. 0515702114**, and the premises situated in the County of Cook, State of Illinois, and more particularly described as follows:

Property Address: 1009 Bonnie Brae Place, #3A, River Forest, Illinois 60305
PIN: 15-01-406-026-1015

RAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

0009-23212

Legal: See Exhibit 'A', which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

were conveyed to the Bank, as Mortgagee, to secure the payment of an indebtedness in the principal amount of Twenty Thousand Dollars and 00/100 (\$20,000.00), and increased to Fifty Thousand Dollars and 00/100 (\$50,000.00), Line of Credit and

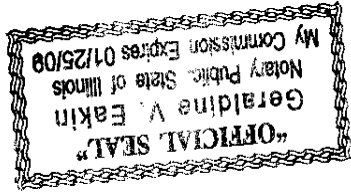
Whereas, said indebtedness was further secured by: N/A

Whereas, the indebtedness secured has been fully paid, satisfied and discharged.

Now, therefore, the Bank for and in consideration of the premises, and the sum of One Dollar, the receipt of which is hereby acknowledged, and does hereby release the previously described real property from the lien created by the aforesaid Mortgage and the other described instruments, and does hereby release, quitclaim and convey unto **Don M. Wardlaw, Not Personally But As Trustee of the Don M. Wardlaw Declaration of Trust Dated 8/16/01**, and its heirs, successors, legal representatives and assigns, whatever right, title, interest, claim or demand the Bank may have acquired in, through or by said Mortgage and the other described instruments to the said property.

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

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Geraldine V. Eakin
NOTARY PUBLIC

Date February 16, 2007

Given under my hand and notarial seal.

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Claude E. L'Heureux, Senior Vice President of Community Bank of Oak Park River Forest and Kris Bahl, Loan Operations Officer, of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Senior Vice President and Loan Operations Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and there acknowledged that, as custodian of the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

STATE OF ILLINOIS
SS
COUNTY OF COOK

By: [Signature]
COMMUNITY BANK OF OAK PARK RIVER FOREST
Claude E. L'Heureux, Senior Vice President
Attest By: [Signature]
Kris Bahl, Loan Operations Officer

In Witness Whereof, the Bank has caused this Release Deed to be executed by its duly authorized officers, and its corporate seal affixed on February 16, 2007.

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Exhibit "A"

PARCEL 1:

UNIT '3-A' AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 5 (EXCEPT THE NORTH 13 FEET THEREOF) AND LOT 6 IN BLOCK 8 IN THE SUBDIVISION OF BLOCK 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 14, 1967 AND KNOWN AS TRUST NUMBER 25336 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20989604; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES AND TO THE PARKING AREAS NOS. 8 AND 9 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 14, 1967 AND KNOWN AS TRUST NUMBER 25336 TO LORETTA PHELAN DATED AUGUST 2, 1969 RECORDED DECEMBER 16, 1969 AS DOCUMENT 21040733 FOR PARKING PURPOSES AND TO THE PARKING AREA NUMBER 24 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY