

UNOFFICIAL COPY



0717160081

Doc#: 0717160081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2007 03:47 PM Pg: 1 of 2

This instrument was prepared by & return to
Julie Beckman
First Choice Bank
1900 West State Street
Geneva IL 60134

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That First Choice Bank, the party secured in and by a certain mortgage and all its modifications and amendments (described below) does hereby acknowledge full payment and satisfaction of the moneys in and by the said deed secured, and, in consideration thereof does hereby forever release and discharge the same, and does hereby Quit-Claim all right in and to the premises therein described or conveyed.

MORTGAGE TO: First Choice Bank, City of Geneva, in the County of Kane, in the State of Illinois.

EXECUTED BY: BRENJOR PROPERTIES LLC, an Illinois corporation

MORTGAGE DATED: January 3, 2007

RECORDED IN: The Recorder's office of COOK County, in the State of ILLINOIS.

DOCUMENT NO. 0703320006 and 0703320007

RECORDED ON: February 2, 2007

PROPERTY CODE: 03-09-102-018-1004

PROPERTY ADDRESS: 325 W. Dundee Road, Buffalo Grove, Illinois 60089

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 325, IN THE BUFFALO GROVE PROFESSIONAL CENTRE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN BUFFALO GROVE PROFESSIONAL CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOTS IN DUN-LO HIGHLANDS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 24, 2005, AS DOCUMENT 0523632001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE LICENSE AGREEMENT FOR A PERIOD OF 20 YEARS, BEGINNING JANUARY 1, 2005 AND ENDING DECEMBER 31, 2024, FOR THE PURPOSES OF PERMITTING STORM WATER DRAINAGE, AS CREATED BY LICENSE AGREEMENT FOR GOLFVIEW TERRACE DETENTION BASIN RECORDED AUGUST 17, 2005 AS DOCUMENT 0522955034, OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTH LINE THEREOF, AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 100 FEET;

UNOFFICIAL COPY

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 90.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 270.00 FEET; THENCE SOUTH 13 DEGREES 18 MINUTES 48 SECONDS EAST, 140.00 FEET; THENCE NORTH 74 DEGREES 17 MINUTES 55 SECONDS, 60.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 390.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 1, LOT 2 (EXCEPT THE EAST 100 FEET OF LOT 2), LOT 71 (EXCEPT THE EAST 100 FEET THEREOF), LOT 72 (EXCEPT THE EAST 100 FEET THEREOF) ALL IN DUN-LO HIGHLANDS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 25 ACRES THEREOF) IN SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1946 AS DOCUMENT 13916670, IN COOK COUNTY, ILLINOIS

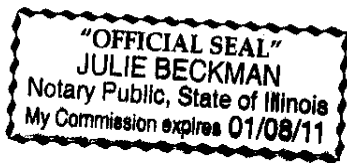
IN WITNESS WHEREOF, First Choice Bank, has caused these presents to be authorized by its EXECUTIVE VICE PRESIDENT and attested to by its REPRESENTATIVE, on June 12, 2007.

BY: Thomas R. Bolduc, Sr.
Thomas R. Bolduc, Senior Vice President

ATTEST: Phyllis Laurencell
Phyllis Laurencell, Vice President

State of Illinois)
County of Kane) SS

On this 13th day of June, 2007 before me, the undersigned Notary Public, that THOMAS R. BOLDUC personally appeared before me and known to me to be the Senior Vice President, authorized agent for the First Choice Bank (referred to as "FCB") that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by FCB through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this said instrument.



Julie Beckman
Notary Public