

UNOFFICIAL COPY



Doc#: 0719234086 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2007 10:53 AM Pg: 1 of 3

NOTICE: THIS DOCUMENT SHOULD BE RECORDED!

Parkway Bank And Trust Company
4800 N. Harlem Avenue Harwood Heights, Illinois 60706
"Together We Made It Happen"

1-708-867-3600 FAX 1-708-867-2679

PARTIAL RELEASE OF MORTGAGE

Loan # 106736-11

Borrower: Belmont LLC

PARKWAY BANK AND TRUST COMPANY, an Illinois Banking Corporation for and in consideration of the payment of a portion of the indebtedness secured by the Mortgage and Assignment of Rents hereinafter mentioned, and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby RELEASE, CONVEY and QUIT CLAIM to: Belmont LLC Whose address is 4800 N. Harlem Harwood Heights, IL 60706 and said Mortgagor's heirs, legal representatives successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage and Assignment of Rents dated August 22, 2005 and recorded as Document Number(s) 0524333171 and 0524333172 the Recorder's Office of Cook County, in the State of Illinois relative to only that portion of the premises described, situated in the aforesaid county in the State of Illinois as follows:

See legal attached:

P.I.N : 13-19-433-027-0000,13-19-433-028-0000,13-19-433-029-0000,13-19-433-030-0000,13-19-433-031-0000

C.K.A : Units 302 W. Belmont Ave., Chicago, IL 60634

UNOFFICIAL COPY

IN WITNESS WHEREOF, PARKWAY BANK AND TRUST COMPANY has caused this instrument to be signed by its Vice President, and attested by its Assistant Vice President , and its corporate seal is hereto affixed June 16, 2007.

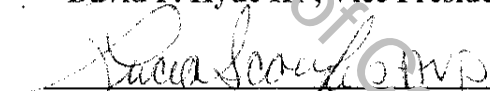
PARKWAY BANK AND TRUST COMPANY

By:



David F. Hyde III, Vice President

Attest:



Lucia Scoufis, Assistant Vice President

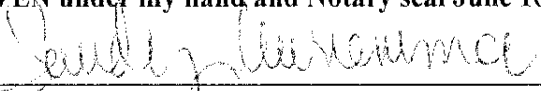


ACKNOWLEDGMENT

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

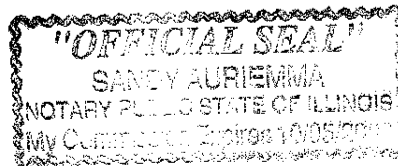
I, the undersigned, a Notary public for said County, in the State aforesaid, do certify that David F. Hyde III , Vice President and Lucia Scoufis, Assistant Vice President personally known to me to be the persons holding the corporate offices set forth after their names acknowledged that they signed and delivered this instrument in such capacity, and caused the corporate seal of said PARKWAY BANK AND TRUST COMPANY 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 herein set forth.

GIVEN under my hand and Notary seal June 16, 2007.



NOTARY PUBLIC

This instrument was prepared by
Sandy Auriemma
4800 N. Harlem Avenue
Harwood Heights, Illinois 60706



UNOFFICIAL COPY

PARCEL 1:

UNITS 302 IN THE BELMONT RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 51, 52, 53, 54 AND 55 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NO. 0629015172, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G- AND OUTDOOR SPACE AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0629815172, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2005 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS RESTRICTIONS CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME, SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HERBY 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 AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, HIS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANTS(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.