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Doc#: 0801011143 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/10/2008 03:54 PM Pg: 1 of 3

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Attorney at Law
Marc S. Lichtman & Associates, Ltd.
222 North LaSalle Street
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*RT 66647
5025*

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 QUITCLAIM under BLUE SKY REAL ESTATE, LLC, an Illinois Limited Liability Company having its principal place of business at 4350 DiPaolo Center, Suite E, Glenview, Illinois, its assigns 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 14, 2007 and recorded June 1, 2007 in the Recorder's Office of Cook County, in the State of Illinois, as document number 0715218100, 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: 12/19, 2007

Paul Peretyatko
PAUL PERETYATKO

STATE OF ~~ILLINOIS~~, COUNTY OF New York
NEW YORK

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: December 19, 2007

David Kaplan
Notary Public

My Commission Expires: _____

DAVID KAPLAN
Notary Public, State of New York
No. 01KA4832954
Qualified in Rockland County
Commission Expires Dec. 31, 2009

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

Parcel 1:

Unit 2700-202 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- N/A, 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 7, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 7 recorded in Cook County, Illinois.

Commonly known as 27 00 West Lunt Avenue, Unit 202, Parking Space N/A,
Storage Locker No. S-7 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

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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

County Clerk's Office