

UNOFFICIAL COPY

RELEASE OF
MORTGAGE
(Partial)



Doc#: 0811540035 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2008 10:06 AM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS,

That TANDEM REALTY CORPORATION, of the City of Chicago and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby release and remise all the right, title, interest, claim or demand whatsoever it may have acquired through or by a certain Mortgage dated February 12, 2004 and recorded February 27, 2004 with the Cook County Recorder of Deeds as Document No. 0405847024 in, on or to the premises described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 3420 Old Arlington Heights Rd., Unit 207B, Arlington Hts., IL 60004
PIN: 03-08-100-013-0000; 03-08-100-014-0000; 03-08-015-100-0000; 03-08-016-100-0000; 03-08-017-100-0000

The note or notes accompanying it, are fully paid, satisfied, released and discharged.

IN WITNESS WHEREOF

Dated: _____

TANDEM REALTY CORPORATION

By: [Signature]
President

Prepared by:

Daniel A. Wolf
SCHWARTZ WOLF & BERNSTEIN LLP
314 N. McHenry Road
Buffalo Grove, IL 60089
(847) 459-4999

After recording mail to:

Daniel A. Wolf
SCHWARTZ WOLF & BERNSTEIN LLP
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Buffalo Grove, IL 60089
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Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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STATE OF ILLINOIS) ss.
County of LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David
Zazove personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and
delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.*

Given under my hand and notarial seal, this 16 day of April, 2008

Tammy A. Dimenna
Notary Public



NOTARY PUBLIC
TAMMY A. DIMENNA
1000 N. LAKE ST.
LAKEVIEW, ILL. 60059

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PARCEL 1:

UNIT 207B IN THE TIMBER COURT CONDOMINIUM ASSOCIATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 (EXCEPT THE NORTH 33.00 FEET THEREOF) AND 11, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941, AS DOCUMENT NO. 12703394, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 12 THROUGH 14, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14 IN FREEDOM SMALL FARMS, THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, 239.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, 300.03 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, 160.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12, THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, 399.701 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12 THROUGH 14, 310.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED OCTOBER 23, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL, AS DOCUMENT NUMBER 0729616067, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER PU32B, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 207B, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE LOCKER NUMBER SL18B, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 207B, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Grantor also hereby grants to the Grantee, its successors and assigns, such 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 successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is also 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.

There were no tenants as this is new construction.

Permanent Tax Number: 03-08-100-013-0000; 03-08-100-014-0000; 03-08-100-015-0000; 03-08-100-016-0000; 03-08-100-017-0000

Commonly known as: 3420 Old Arlington Heights Road, Unit 207B, Arlington Heights, IL 60004