

UNOFFICIAL COPY

Loan Number: 6543645854 133



Doc#: 0826813024 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2008 01:04 PM Pg: 1 of 5

STATE OF ILLINOIS
COUNTY OF Cook

When recorded mail to:
William E Moeller
Kathleen M Moeller
2233 Wyndance Way
Northbrook IL 60062

Release of Mortgage by Corporation

Know All Men By These Presents: That Bank of America N.A., a corporation existing under the laws of the , for and in consideration of payment of the indebtedness secured by the mortgage herein after mentioned, and the cancellation of all the notes thereby acknowledged, does hereby remise, release, convey and quitclaim unto KATHLEEN M MOELLER AS TRUSTEE OF THE KATHLEEN MOJO MOELLER TRUST UTA DATED 1/4/1992, heirs, legal representatives and assigns all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing the date of 10/03/2005, and recorded in Recorder's/Registrar's Office of the County of Cook, in the State of Illinois, on 10/17/2005 of records, Auditor's File No./Document No. 0529035416 . The premises therein described, situated in the County of Cook, State of Illinois, as follows to wit: SEE ATTACHED EXHIBITS "A" & "B"

Property Address: 2233 Wyndance Wy, Northbrook IL 60062, PIN: 04-14-301-134

Together with all the appurtenances and privileges thereunto belonging or appertaining.
In testimony whereof, the said Bank of America N.A. has caused these presents to be signed by its Vice President officer, on 06/17/2008.

BANK OF AMERICA, N.A.

By: Debna R. Hunt, Vice President

State of North Carolina, County of Guilford
The foregoing instrument was acknowledged before me on 06/17/2008 by Debna R. Hunt, Vice President of Bank of America N.A. a corporation, on behalf of the corporation.

Notary Public Commission Expires:

Prepared by: Kendral Bowes
Bank of America
4161 Piedmont PKWY Greensboro, NC 27410-8110

DAWN R TRIPPE
Notary Public
Forsyth County, NC
My Commission Expires Oct. 12, 2008

9/24/08

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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

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EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 127

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 398.72 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 36.65 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2233 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 8.04 FEET; 2) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 4.00 FEET; 3) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.00 FEET; 4) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 10.92 FEET; 5) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS WEST 7.54 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.37 FEET; 7) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 11.33 FEET; 8) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 55.50 FEET; 9) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 21.58 FEET; (10) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 25.42 FEET; 11) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 20.17 FEET; 12) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 5.00 FEET; 13) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 7.08 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL 52.82 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST ALONG THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 17.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE:") BUILDING SITE COMMONLY KNOWN AS 2233 WYNDANCE WAY, NORTHBROOK, ILLINOIS 60062.

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PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

Cook County Clerk's Office

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EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 127

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 398.72 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 36.65 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2233 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 31.58 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 17.74 FEET TO AN EXTERIOR CORNER OF SAID CONCRETE FOUNDATION; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 11.33 FEET; 2) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.37 FEET; 3) NORTH 43 DEGREES 55 MINUTES 06 SECONDS EAST 7.54 FEET; 4) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 10.92 FEET; 5) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.00 FEET; 6) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 4.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 8.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Clerk's Office