

UNOFFICIAL COPY



Doc#: 0925933161 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2009 02:51 PM Pg: 1 of 4

RELEASE OF MORTGAGE

Loan # 2021258178

DEVON BANK, AN ILLINOIS BANKING CORPORATION, in consideration of One Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged does hereby convey, quitclaim and releases unto **Andrew J. Piraro and Marianne Piraro, his Wife, Tenants by the Entirety**, heirs, legal representatives and assigns, all the right, title and interest which the undersigned has or may have acquired as Trustee, or otherwise, in and to a certain:

(1) MORTGAGE recorded January 10, 2005 as document 0501033148 in the Office of the Recorder of Deeds of Cook County, Illinois; and

in and to the real estate legally described as follows:

See Attached.

Commonly known as: 2160 Royal Ridge Drive, Northbrook IL 60062

Permanent Index Number(s): 04-14-301-082-0000

Situated in the **City/Village/Township of Northbrook**, County of **Cook**, State of **Illinois**, together with all the appurtenances and privileges belonging or pertaining thereto.

IN WITNESS THEREOF, said Grantor has executed this Release of Mortgage, this 3rd day of **September, 2009.**

9259-0095

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DEVON BANK

By: *Ronald Thompson*
Authorized Officer of Devon Bank

Attest: *John Burk*
Authorized Officer of Devon Bank

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO *Ronald Thompson and John Burk* HEREBY CERTIFY that both Officers of Devon Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that said Officers of said Devon Bank signed and delivered this instrument as a free and voluntary act.

GIVEN under my hand and seal this 3rd day of September, 2009.

[Signature]
NOTARY PUBLIC



**Prepared by: S. Bindi for
Devon Bank
6445 N. Western Avenue
Chicago, Illinois 60645-5494**

****For the Protection of the owner, this Release of Mortgage should be filed with the Recorder of Deeds in whose office the Mortgage was recorded.**

Mail Recorded Release to:
Devon Bank
6445 N. Western Avenue
Chicago, IL. 60645
Attention: Steve Bindi, Loan Operations Manager

UNOFFICIAL COPY
 CHICAGO TITLE INSURANCE COMPANY
 ALTA RESIDENTIAL LIMITED COVERAGE
 JUNIOR LOAN POLICY

LEGAL DESCRIPTION (CONTINUED)

POLICY NO.: 1408 024023812 HE

PARCEL 1:

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.

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

BUILDING SITE 75

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 769.54 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 634.43 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2160 ROYAL RIDGE DRIVE); THENCE SOUTH 37 DEGREES 50 MINUTES 58 SECONDS EAST 23.34 FEET TO THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE; THENCE SOUTH 52 DEGREES 09 MINUTES 04 SECONDS ALONG THE CENTERLINE OF THE PARTY WALL FOR 54.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 400 FEET; 2) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 200 FEET; 3) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 15.29 FEET; 4) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 575 FEET; 5) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 1221 FEET 6) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 36.92 FEET 7) SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST 8.17 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 19.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMON KNOWN AS 2160 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS

CHICAGO TITLE INSURANCE COMPANY
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ALTA RESIDENTIAL LIMITED COVERAGE
JUNIOR LOAN POLICY

LEGAL DESCRIPTION (CONTINUED)

POLICY NO.: 1408 024023812 HE

PARCEL 2:

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.

Property of Cook County Clerk's Office