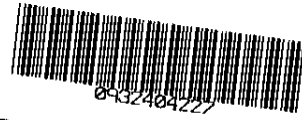


UNOFFICIAL COPY



Doc#: 0932404227 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/20/2009 01:12 PM Pg: 1 of 3

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

Loan No.
00414830002319

RELEASE

ABOVE SPACE FOR RECORDER'S USE ONLY

KNOW ALL MEN BY THESE PRESENTS, that JPMORGAN CHASE BANK, N.A., for and in consideration of the payment of the indebtedness secured by the mortgage hereinafter mentioned, and the cancellation of the payment of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE RELEASE, CONVEY, and QUIT CLAIM unto CHARLES W MARTIN AND ELLA K MARTIN, its/his/hers their, heirs, legal representatives and assigns all right, title, interest, claim or demand whatsoever they may have acquired in, through or by a certain Mortgage, bearing the date of September 22, 2005, and recorded on October 20, 2005, in Volume/Book Page Document 0529312072 in the Recorder's Office of COOK COUNTY County, on the premises therein described as follows, situated in the County of COOK COUNTY, State of Illinois, to wit:

TAX PIN #: 04-14-301-054-0000
See exhibit A attached

together with all the appurtenances and privileges thereunto belonging or appertaining.

Address(es) of premises: 2115 ROYAL RIDGE DR, NORTHBROOK, IL, 60062
Witness my hand and seal 10/26/09.

JPMORGAN CHASE BANK, N.A.
Yakita Watkins
YAKITA WATKINS
Vice President



*S. J.
P. 3
S. M. ✓
S. J.*

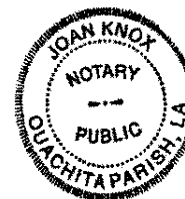
UNOFFICIAL COPY

State of: Louisiana
Parish/County of: OUACHITA

I, the undersigned, a Notary Public in and for the said County/Parish, in the State aforesaid, do hereby certify that YAKITA WATKINS, Vice President, 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/she as such authorized corporate officer signed, sealed and delivered the said instrument as JPMORGAN CHASE BANK, N.A. free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal 10/26/09.


JOAN KNOX - 22147
Notary Public
LIFETIME COMMISSION



Prepared by: MILAROSA MOYA
Record & Return to:
JPMorgan Chase Bank, N.A.
Loan Servicing
710 Kansas Lane, LA4-2107

Loan No: 00414830002319
County of: COOK COUNTY
Investor No:
Outbound Date: 10/21/09
Investor Loan No:

Monroe, LA 71203
Min:
MERS Phone, if applicable: 1-888-679-6377

UNOFFICIAL COPY

Loan # 00414830002319

"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 98927871 AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 8, 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 97848934, 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 I 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 NUMBER 97818381 COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECNY ROAD, IN NORTHBROOK, ILLINOIS PINS 04-14-301-004 AND 04-14-301-005 EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS BUILDING SITE 140 BE THAT PART OF LOT I 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 91 23 FEET THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 481 84 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE KNOWN AS 2288 AND 2292 ROYAL RIDGE DRIVE, FOR A PLACE OF BEGINNING, THENCE ALONG A LINE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 1 SOUTH 60 DEGREES 15 MINUTES 05 SECONDS WEST 23 33 FEET 2 NORTH 29 DEGREES 44 MINUTES 58 SECONDS WEST, 21 33 FEET 3 SOUTH 91 DEGREES 15 MINUTES 06 SECONDS WEST 8 17 FEET 4 NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 38 92 FEET 5 NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 12 21 FEET 6 NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 5 75 FEET 7 NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 15 29 FEET 8 NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 2 00 FEET 9 NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 4 00 FEET, THENCE SOUTH 29 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SA RESIDENCE 66 00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1780 SQUARE FEET IN COOK COUNTY, ILLINOIS THE BUILDING SITE BUILDING SITE COMMONLY KNOWN AS 2292 ROYAL RIDGE DRIVE, NORTHBROOK ILLINOIS 60082 PARCEL I 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 97820008 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, IN COOK COUNTY, ILLINOIS