

# UNOFFICIAL COPY



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.

Doc#: 0933104129 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2009 09:24 AM Pg: 1 of 4

Loan No. 1977605326

## RELEASE

ABOVE SPACE FOR RECORDER'S USE ONLY

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 February 19, 2003, and recorded on March 4, 2003, in Volume/Book NA Page NA Document 0030296634 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 DRIVE, NORTHBROOK, IL, 60062 ✓  
Witness my hand and seal 10/22/09.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

  
ARLETHIA REED  
Vice President



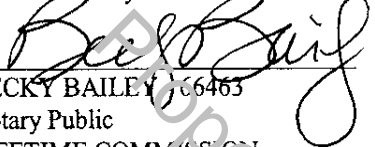
SV  
PT  
SN  
MERS  
10/22/09

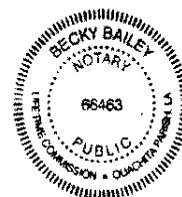
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State of: Louisiana  
Parish/County of: OUACHITA

I, the undersigned, a Notary Public in and for the said County/Parish, in the State aforesaid, do hereby certify that ARLETHIA REED, 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal 10/22/09.

  
BECKY BAILEY 66463  
Notary Public  
LIFETIME COMMISSION



Prepared by: ANTONETTE RUBIOS  
Record & Return to:  
Chase Home Finance LLC  
Reconveyance Services  
780 Kansas Lane, Suite A  
PO Box 4025  
Monroe, LA 71203  
Min: 100058900001562131  
MERS Phone, if applicable: 1-888-679-6377

Loan No: 1977605036  
County of: COOK COUNTY  
Investor No: 440  
Outbound Date: 10/20/09  
Investor Loan No: 1685923591



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LOAN NUMBER 1977605036

## EXHIBIT A

### 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 DEED 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.

### BUILDING SITE 47

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 1176.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 717.38 FEET; TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2115 AND 2121 ROYAL RIDGE DRIVE) THENCE ALONG A LINE FOLLOWING THE NEXT (6) SIX COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 55.50 FEET; 2) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 21.58 FEET; 3) NORTH 52 DEGREES 29 MINUTES 14 SECONDS

(CONTINUED)

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CONTINUATION

LOAN NUMBER 1977605036

EAST 25.42 FEET; 4) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 20.17 FEET; 5) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 5.00 FEET; 6) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 7.04 FEET TO THE CENTERLINE OF A PARTY WALL 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 37 DEGREES 30 MINUTES 46 SECONDS WEST 7.08 FEET; 2) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 5.00 FEET; 3) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 20.17 FEET; 4) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 25.42 FEET; 5) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 21.58 FEET; 6) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 55.50 FEET; 7) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 11.33 FEET; 8) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.37 FEET; 9) SOUTH 82 DEGREES 30 MINUTES 46 SECONDS EAST 7.54 FEET; 10) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 10.92 FEET; 11) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.00 FEET; 12) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 4.00 FEET; 13) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 17.29 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 52.92 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2115 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

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. 97820000) (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 3:

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