

**PREPARED BY:**

JPMORGAN CHASE BANK, N.A  
780 KANSAS LANE SUITE A; PO BOX 4025  
MONROE LA 71203

**WHEN RECORDED MAIL TO:**

UST-Global  
Recording Department  
345 Rouser Road; Suite 200  
Moon Township PA 15108

**SUBMITTED BY:** Vicki C. Knighten

Loan Number: 1021442440  
MERS ID#: **100786810214424400**  
MERS PHONE#: **1-888-679-6377**

**RELEASE OF MORTGAGE**  
Illinois

KNOW ALL MEN BY THESE PRESENTS that, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor(S): HOWARD PENNER AND PATRICIA S PENNER  
Original Mortgagee(S): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR A & N MORTGAGE SERVICES, INC.

Original Instrument No: 0926734007 Original Deed Book: Original Deed Page:

Date of Note: 09/11/2009 Original Recording Date: 09/24/2009

Property Address: 1103 ADAMS STREET NORTHBROOK, IL 60062

Legal Description: See exhibit A attached

PIN #: 04-14-304-001-0112,04-14-304-001 County: Cook County, State of IL

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this date of 10/17/2011.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

*Arlethia Reed*

By: Arlethia Reed  
Title: Vice President

State of LA }  
City/County of Ouachita }

This instrument was acknowledged before me on 10/17/2011 by Arlethia Reed, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., on behalf of said corporation.  
Witness my hand and official seal on the date hereinabove set forth.



*Vicki C. Knighten*

Notary Public: Vicki C. Knighten  
My Commission Expires: **Lifetime**  
**Commission**  
Resides in: Ouachita

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Loan No.: 1021442440

**EXHIBIT "A"**

**THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED  
HEREIN IS:**

**PARCEL 1:**

**THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN  
PARAGRAPH 1c OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED  
HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE  
LEASE, EXECUTED BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE  
UNDER TRUST AGREEMENT DATED 7/17/2007 AND KNOWN AS TRUST NUMBER  
1114335 AS LESSOR, AND KZF TOWNHOMES VENTURES, L.L.C., AS LESSEE,  
DATED 7/17/2007, WHICH LEASE WAS RECORDED 7/18/2007 AS DOCUMENT  
0719944005 AND FIRST AMENDMENT RECORDED 1/11/2008 AS DOCUMENT  
0801131112 WHICH LEASE REMISES THE FOLLOWING DESCRIBED LAND FOR A  
TERM OF YEARS BEGINNING 7/17/2007 AND ENDING 12/31/2158 (EXCEPT THE  
BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND):**

**LOT EC-1 IN FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-  
2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND  
PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42  
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING  
TO THE PLAT THEREOF RECORDED 2/27/2004 AS DOCUMENT NUMBER  
0405844049, IN COOK COUNTY, ILLINOIS AND EXCLUDING THE FOLLOWING  
DESCRIBED PARCEL:**

**EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS):**

**THAT PART OF LOT EC-1 IN FINAL PLAT OF SUBDIVISION OF TECHNY  
PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF  
OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL  
IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 2/27/2004 AS  
DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE  
SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS  
MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID  
LOT EC-1, THE FOLLOWING 5 COURSES AND DISTANCES:**

**(1) SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91  
FEET TO A POINT OF CURVATURE;**

**(2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE  
SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING**

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OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY;

(3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE;

(4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY;

(5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED 12/22/2009 AS DOCUMENT NUMBER 0001007540;

THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE, A DISTANCE OF 49 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED 2/27/2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE, A DISTANCE OF 82.10 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

FEE SIMPLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON:

PARCEL 2:

UNIT NUMBER 112 - 1103 ADAMS STREET IN THE MEADOW RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT EC-1 IN FINAL PLAT OF SUBDIVISION OF TECHNYPARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND