

# UNOFFICIAL COPY

Recording Requested By:  
VERDU:GO TRUSTEE SERVICE CORPORATION

When Recorded Return To:  
RICHARD ANSFIELD  
SHARON DENNISON  
2261 ROYAL RIDGE DR  
NORTHBROOK, IL 60062-8608



Doc#: 1301539009 Fee: \$46.25  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/15/2013 09:03 AM Pg: 1 of 4



## RELEASE OF MORTGAGE

CITIMORTGAGE, INC. #: 1122150096 "ANSFIELD" Lender ID: 03406/654969639 Cook, Illinois  
MERS #: 10029350000029427 SIS #: 1-888-679-6377

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

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. holder of a certain mortgage, made and executed by RICHARD ANSFIELD, AN UNMARRIED MAN AND SHARON DENNISON, AN UNMARRIED WOMAN AS JOINT TENANTS, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., in the County of Cook, and the State of Illinois, Dated 03/02/2010 Recorded: 08/16/2010 in Book/Reel/Liber: N/A Page/Folio: N/A as instrument No.: 1022812141, 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.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC is at 1901 E Voorhees Street, Suite C, Danville, IL 61834, P.O. BOX 2026, FLINT, MI 48501-2026

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 04-14-301-141-0000  
Property Address: 2261 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
On January 7th, 2013

By: WALTER H EICHELBERGER  
Assistant Secretary

S yes  
P 4  
S NO  
M yes  
SC yes  
E NO  
INT NO

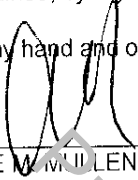
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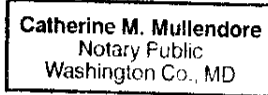
STATE OF Maryland  
COUNTY OF Washington

On this 7th day of January 2013, before me, the undersigned officer personally appeared WALTER H EICHELBERGER , who made acknowledgment on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledges himself/herself to be the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary .

WITNESS my hand and official seal,



\_\_\_\_\_  
CATHERINE M. MULLENDORE  
Notary Expires: 08/03/2016



(This area for notarial seal)

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STREET ADDRESS: 2261 ROYAL RIDGE DR.  
 CITY: NORTHBROOK COUNTY: COOK  
 TAX NUMBER: 04-14-301-141-0000

## LEGAL DESCRIPTION:

## 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 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 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 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 97846924, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY THE "GROUND LEASE") AND (II) THE LEASEHOLD STATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 <ETP, 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 97818381.

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

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

## BUILDING SITE 134

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 <ETP, 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 97818381 DESCRIBED AS FOLLOWS::

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 81 DEGREES 06 MINUTES 00 SECTION WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 164.06 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 00 SECTION WEST 42.06 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2251 AND 2265 ROYAL RIDGE DRIVE); THENCE NORTH 81 DEGREES 08 MINUTES 28 SECTION EAST, 4.00 FEET TO THE CENTERLINE OF A PARTY WALL FOR A POINT OF BEGINNING; THENCE NORTH 08 DEGREES 51 MINUTES 32 SECTION WEST ALONG THE CENTERLINE OF A PARTY WALL FOR 66.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHT (8) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 81 DEGREES 08 MINUTES 28 SECTION EAST 23.34 FEET; 2) SOUTH 08 DEGREES 51 MINUTES 32 SECTION EAST 21.33 FEET; 3) NORTH 81 DEGREES 08 MINUTES 28 SECTION EAST 8.17 FEET; 4) SOUTH 08 DEGREES 51 MINUTES 32 SECTION EAST 36.92 FEET; 5) SOUTH 81 DEGREES 08 MINUTES 28 SECTION WEST 12.21 FEET; 6) SOUTH 08 DEGREES 51 MINUTES 32 SECTION EAST 5.75 FEET; 7) SOUTH 81 DEGREES 08 MINUTES 28 SECTION WEST 15.29 FEET; 8) SOUTH 08 DEGREES 51 MINUTES 32 SECTION EAST 2.00 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 28 SECTION WEST 4.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1779 SQUARE FEET IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2261 ROYAL RIDGE DRIVE, NORTHBROOK ILLINOIS 60062

## PARCEL II

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOADED 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 AND RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED NOVEMBER 3, 1997 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997, AD 97820006 (THE DECLARATION))), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE

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DECLARATION): SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III

EASEMENTS APPURTENANT TO PARCELS I AND II FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

Property of Cook County Clerk's Office