



411298

After Recording Return To:  
**ROBERT KELLY**  
**VIRGINIA B KELLY**  
**2121 ROYAL RIDGE DR**  
**NORTHBROOK IL 60062-8610**

Doc#: 1329422117 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2013 12:32 PM Pg: 1 of 4

**CITYWIDE**  
**TITLE CORPORATION**  
850 W. JACKSON BLVD., SUITE 320  
CHICAGO, IL 60607

Release of Mortgage

KNOW ALL BY THESE PRESENTS: That the undersigned, FIRST BANK & TRUST, a Corporation in the State of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage, hereinafter mentioned, and the cancellation of all notes thereby secured, and of the sum of one dollar, the receipt whereof is acknowledged hereby releases **ROBERT KELLY AND VIRGINIA KELLY TENANTS IN COMMON** heirs, legal representatives and assigns all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain **MORTGAGE** bearing date the **8th** day of **September, 2004**, and recorded in the Recorder's office of Cook County, in the State of Illinois, as Document No. **0433120111**, to the premises therein described, situated in the County of **Cook**, in the State of Illinois, to wit:

**"SEE ATTACHMENT"**

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

Permanent Index No: 04-14-301-055-0000

Property Address: 2121 ROYAL RIDGE DRIVE NORTHBROOK IL 60062

**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 WAS FILED.**

IN TESTIMONY WHEREOF, the said, FIRST BANK & TRUST, has caused these presents to be signed by its VP, and attested by its AVP, this 9th day of April, 2013.

# UNOFFICIAL COPY

BY: [Signature]  
 Title: \_\_\_\_\_  
 Attest: [Signature]  
 Title: AVP

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David Burke, personally known to me to be the VP of Firs Bank & Trust, and Galen Tallas personally known to me to be the AVP of said corporation, and personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such VP and AVP, they signed and delivered the said instrument and caused the seal of corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 9<sup>th</sup> day of April, 2013.

Commission expires: 11/5/14 Baldemar Caspardo  
 Notary Public

# UNOFFICIAL COPY

## 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 HOT 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 (U) 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. EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

### BUILDING SITE 48

THAT PART OF LOT 1 IN THE FLAMED 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 717.68 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2115 AND 2121 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) 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 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; THENCE NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 52.82 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 17.21 FEET; 2) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 8.04 FEET; 3) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 4.00 FEET; 4) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 2.00 FEET; 5) THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 10.92 FEET; 6) SOUTH 7 DEGREES 29 MINUTES 14 SECONDS EAST 7.54 FEET; 7) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 2.37 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 11.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2121 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

## PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE

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LAND) LOCATED QH THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED OH 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 I AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 48

THAT PART OF LOT 1 IN THE PLANNED UMT 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 58 DEGREES 55 MINUTES 06 SECONDS WEST 717.68 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2115 AND 2121 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 11.33 FEET; 2) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.37 FEET; 3) NORTH 7 DEGREES 29 MINUTES 14 SECONDS EAST 7.54 FEET; 4) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 10.92 FEET; 5) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.00 FEET; 6) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 4.00 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 8.04 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 31.58 FEET; THENCE SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 17.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.