

# UNOFFICIAL COPY

Recording Requested By:  
VERDUGO TRUSTEE SERVICE CORPORATION



When Recorded Return To:  
SALLY GIEGERICH  
BRIAN GIEGERICH  
310 N PRAIRIE AVE #6F  
JOLIET, IL 60435-6942

Doc#: 1419229055 Fee: \$48.25  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2014 02:24 PM Pg: 1 of 5



## RELEASE OF MORTGAGE

CITIMORTGAGE, INC. #: 1123319657 "GIEGERICH" Lender ID: 03409/753053136 Cook, Illinois  
MERS #: 100011511233193579 C/S #: 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 SALLY GIEGERICH AND BRIAN GIEGERICH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., in the County of Cook, and the State of Illinois, Dated: 01/03/2013 Recorded: 01/08/2013 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 1300808360, 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 Vocorhees Street, Suite C, Danville, IL 61834, P.O. BOX 2026, FLINT, MI 48501-2026

Legal: SEE ATTACHED LEGAL

Assessor's/Tax ID No. 17-04-200-098-1015, 17-04-200-098-1091, 17-04-200-100-1042  
Property Address: 1444 N ORLEANS ST 6F, CHICAGO, IL 60610


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

S Y  
P B  
S 4  
M Y  
SO Y  
E 4  
INTM

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RELEASE OF MORTGAGE Page 2 of 2


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
On June 19th, 2014

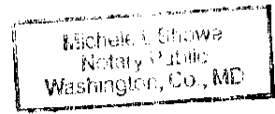
By:   
PATRICIA DEAN, Assistant Secretary

STATE OF Maryland  
COUNTY OF Washington

On this 19th day of June 2014, before me, the undersigned officer personally appeared PATRICIA DEAN , 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,

  
MICHELE L SHOWE  
Notary Expires: 01/03/2017



(This area for notarial seal)

Prepared By: TERESA HEYWORTH, VERDUGO TRUSTEE SERVICE CORP PO BOX 10003, HAGERSTOWN, MD 21747-0003  
1-800-283-7918

Property of Cook County Clerk's Office

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Agent Title No. 200001241092



Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001241092

## LEGAL DESCRIPTION

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS IN DOCUMENT NUMBER 0405634024 AND IS DESCRIBED AS FOLLOWS:

## PARCEL A:

UNIT 61 AND UNIT P40 IN ROYALTON TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

## ALSO

THE EAST 1/2 OF LOT 50 LYING SOUTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING (31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50 AT THE EAST LINE THEREOF AND 31.16 FEET SOUTH OF THE NORTH LINE AT THE WEST LINE OF THE EAST 1/2 OF LOT 50 SAID LAST DESCRIBED LINE HEREINAFTER REFERRED TO AS LINE "A"), IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID, ALL TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THAT PART OF WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.41 FEET CHICAGO CITY DATUM (ALL ELEVATIONS DESCRIBED HEREIN ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2); THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 67.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. SEDGWICK AVENUE); THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND ITS SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50, A DISTANCE OF 26.40 FEET TO A POINT ON LINE "A" AFORESAID THENCE EAST ALONG SAID LINE "A" A DISTANCE OF 20.47 FEET TO A POINT 74.21 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT ALONG THE NORTHERLY EXTENSION OF THE FACE OF AN EXISTING INTERIOR WALL AND ALONG THE FACE OF SAID WALL, A DISTANCE OF 11.63 FEET (THE FOLLOWING 3 COURSES AND DISTANCES ARE ALONG THE FACE OF THE EXISTING INTERIOR WALLS) THENCE EAST PARALLEL WITH SAID LINE "A" A DISTANCE OF 22.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 9.27 FEET; THENCE EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 0.83 FEET TO A POINT THAT IS 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +20.19 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND IS

27C102 BI (6/06)

ALTA Plain Language Commitment - 2006

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SCHEDULE B - REQUIREMENTS (continued)

Title No. 08-410079-TT

Locate No. CAFNT0933-0933-0051-0000410079

BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO A POINT ON THE FACE OF AN EXISTING INTERIOR WALL; (THE 3 FOLLOWING COURSES ARE ALONG THE FACE OF EXISTING INTERIOR WALLS); THENCE EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 36.57 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 29.41 FEET; THENCE EAST PARALLEL WITH SAID LINE "A" AND THE EASTERLY EXTENSION OF THE FACE OF THE SAID INTERIOR WALL, A DISTANCE OF 14.51 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 43.49 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF N. ORLEANS STREET) ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +36.50 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 67.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND ITS SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50 A DISTANCE OF 26.40 FEET TO A POINT ON A LINE "A" AFORESAID; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 43.60 FEET TO A POINT 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT THENCE SOUTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 93.82 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +42.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.82 FEET MORE OR LESS TO A POINT ON SAID LINE "A"; THENCE EAST ALONG SAID LINE "A"; A DISTANCE OF 51.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.80 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020030727, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NONEXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ORLEANS PARTNERS L.L.C. RECORDED AS DOCUMENT 0020030726.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PUBLIC AND UTILITY EASEMENTS; DECLARATION OF CONDOMINIUM.

AND:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS IN DOCUMENT NUMBER 0708641024 AND IS DESCRIBED AS FOLLOWS

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SCHEDULE B - REQUIREMENTS (continued)

Title No. 08-410079-TT  
Locate No. CAFNT0933-0933-0051-0000410079

## PARCEL 1:

UNIT G-44, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SEDGWICK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE EAST 1/2 OF LOT 50 IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0604731034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.50 FEET OF THE EAST 10.26 FEET OF THE WEST 18.31 FEET OF THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.70 FEET OF THE EAST 16.77 FEET OF THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

APN: 17-04-200-098-1015 (PARCEL 1)  
17-04-200-098-1091 (PARCEL 2)  
17-04-200-100-1042 (PARCEL 3)

COMMONLY KNOWN AS 1444 N ORLEANS ST 6F ~~64~~, CHICAGO, IL 60610  
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS  
PROVIDED