

**Prepared by:**

LIEN RELEASE

JPMORGAN CHASE BANK, N.A

700 KANSAS LANE, MAIL CODE LA4-

3120

MONROE LA 71203

Telephone No.: 1-866-756-8747

**When Recorded return to:**

UST-Global

Recording Department

345 Rouser Road; Suite 200

Moon Township PA 15108

**RELEASE OF MORTGAGE**

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **DENNIS A CULLEN AND CHERYL A CULLEN** to **WASHINGTON MUTUAL BANK, FA**, dated **04/28/2000** and recorded on **05/04/2000**, in Book N/A, at Page N/A, and/or Document **0000312847** in the Recorder's Office of **Cook County**, State of Illinois, does hereby acknowledge that it has received full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage upon property situated to wit:

**See exhibit A attached**Tax/Parcel Identification number: **04-14-301-094-0000**Property Address: **811 TURNBERRY LN NORTHERBROOK, IL 60062**

Witness the due execution hereof by the owner and holder of said mortgage on 12/11/2014.

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA**

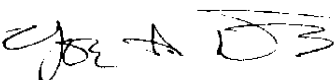


Ednique Williams

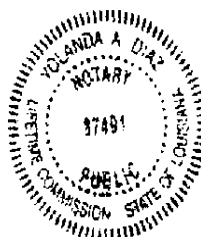
Vice President

State of LA }  
Parish of Ouachita }

On **12/11/2014**, before me appeared **Ednique Williams**, to me personally known, who did say that he/she the **Vice President** of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA**, and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she acknowledged the instrument to be the free act and deed of the corporation (or association).



Yolanda A. Diaz - 87401, Notary Public

**Lifetime Commission**

Loan No.: 0036631489

MIN:

MERS Phone (if applicable): **1-888-679-6377**

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Loan No.: 0036631489

## EXHIBIT "A"

### 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 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 DEEDS 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.

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

## BUILDING SITE 87

BEING 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 31 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1562.68 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 159.63 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 811 TURNBERRY LANE), FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 48.77 FEET; 2) SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 11.17 FEET; 3) SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 5.62 FEET; 4) SOUTH 41 DEGREES 00 MINUTES 34 SECONDS WEST, 8.27 FEET; 5) SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 14.62 FEET; 6) SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 1.83 FEET; 7) SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 5.00 FEET; 8) SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 8.00 FEET; 9) SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 20.00 FEET; 10) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 23.02 FEET; 11) SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 2.67 FEET; 12) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 15.83 FEET; 13) NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 2.67 FEET; 14) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 10.66 FEET; 15) NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 12.17 FEET; 16) SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 2.00 FEET; 17) NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 20.92 FEET; 18) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 22.56 FEET; THENCE NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 23.55 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 811 TURNBERRY LANE, NORTHBROOK, ILLINOIS.

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## PARCEL II:

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

## LIMITED COMMON AREA FOR BUILDING SITE 87

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 1562.68 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 159.63 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 811 TURNBERRY LANE), THENCE SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 43.77 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUEING SOUTH 3 DEGREES 59 MINUTES 26 SECONDS EAST, 21.30 FEET; THENCE SOUTH 86 DEGREES 00 MINUTES 34 SECONDS WEST, 36.64 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 8.00 FEET; 2) NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 5.00 FEET; 3) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 1.83 FEET; 4) NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 14.62 FEET; 5) NORTH 41 DEGREES 00 MINUTES 34 SECONDS EAST, 8.27 FEET; 6) NORTH 3 DEGREES 59 MINUTES 26 SECONDS WEST, 5.62 FEET; THENCE NORTH 86 DEGREES 00 MINUTES 34 SECONDS EAST, 11.17 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.