

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

First American Bank
201 South State Street
P.O. Box 307
Hampshire, IL 60140
WAA0737



Doc#: 1504404014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 09:22 AM Pg: 1 of 3

WHEN RECORDED MAIL TO:

PARTIAL RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)

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

KNOW ALL MEN BY THESE PRESENTS, That First American Bank of the County of Kane and the State of Illinois for and in consideration of the payment of the indebtedness secured by the property hereinafter mentioned, and the cancellation of all the notes thereby secured and the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM UNTO Woodglen Development LLC, an Illinois limited liability company his/her/their heirs, legal representatives and assignees, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage and assignment of rents bearing date the 27th day of September, 2006, and recorded in the Recorder's Office of Cook, in the State of Illinois, as document No. 0627742092 & 0627742093, a First Amendment to Mortgage dated 1/25/07 and recorded as document No. 0703840013, a Second Amendment to Mortgage dated 8/1/11 and recorded as document No. 1121646070, a Third Amendment to Mortgage dated 10/21/11 and recorded as document No. 1130726057, a Fourth Amendment to Mortgage dated 4/5/12 and recorded as document No. 1210712155, and a Fifth Amendment to Mortgage dated 9/17/12 and recorded as document No. 1227812184, and a Sixth Amendment to Mortgage dated 6/9/14 and recorded 6/27/14 as document No. 1417816029, and a Seventh Amendment to Mortgage dated 10/23/14 and recorded 11/7/14 as document No. 143112105, to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

See attached for legal description

Together with all the appurtenances and privileges there unto belonging or appertaining.
Permanent Real Estate Index Number(s): 22-28-112-017-0000
Address(es) of premises: 765 Woodglen Lane, Lot17R, Lemont, IL 60439

Witness My hand and seal, this 28th day of January, 2015.

By: Mary Ann Pinne
Mary Ann Pinne, AVP

This instrument was prepared by Jamie Herrmann, Loan Operations, 201 South State Street, Hampshire, IL 60140
STATE OF ILLINOIS }
} SS

COUNTY OF KANE

On this 28th day of January, 2015, before me, the undersigned Notary Public, personally appeared Mary Ann Pinne, known to be the AVP, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By: [Signature] Residing at _____

Notary Public in and for the State of Illinois My commission expires _____



BOX 333-CT

COOK COUNTY RECORDER'S OFFICE
896 5703
SS P S Y
SS A P J
SS C W
INT

UNOFFICIAL COPY

ORDER NO.: 1410 - 008965703
 ESCROW NO.: 1410 - 201454172

1

STREET ADDRESS: 765 WOODGLEN LANE
 CITY: LEMONT ZIP CODE: 60439 COUNTY: COOK
 TAX NUMBER: 22-28-112-017-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOT 17 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE EAST 33.00 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043 RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 17; THENCE SOUTH 12 DEGREES, 26 MINUTES, 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 139.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17; THENCE NORTH 77 DEGREES, 13 MINUTES, 50 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 77 DEGREES, 13 MINUTES, 50 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 64.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 17; THENCE < 17 DEGREES, 46 MINUTES, 59 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 141.19 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 17; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 17, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 37.63 FEET, A RADIUS OF 430.00 FEET, A CHORD BEARING OF SOUTH 74 DEGREES, 43 MINUTES, 26 SECONDS EAST AND A CHORD DISTANCE OF 37.61 FEET TO A POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 17; THENCE SOUTH 77 DEGREES, 13 MINUTES, 50 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 14.29 FEET; THENCE

(SEE ATTACHED)

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ORDER NO.: 1410 008965703
ESCROW NO.: 1410 201454172 1

LEGAL DESCRIPTION CONTINUED.

SOUTH 12 DEGREES, 46 MINUTES, 10 SECONDS WEST FOR A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM THE DWELLING UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING UNIT EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT 0735122081, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office