

UNOFFICIAL COPY

When recorded mail to:

Evergreen Bank Group
1515 W. 22nd St., Suite 100W
Oak Brook, IL 60523

Doc#: 1534357102 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 11:42 AM Pg: 1 of 4

This instrument was prepared by:

Evergreen Bank Group
1515 W. 22nd St., Suite 100W
Oak Brook, IL 60523

#25365653
RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS that Evergreen Bank Group, a/k/a Evergreen Private Bank, a/k/a Evergreen Community Bank, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto XIAOJING FROST AND ERIC FROST, WIFE AND HUSBAND, Heirs, legal representatives and assign, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage or Trust Deed, bearing date the 20th of May A.D. 2015, and recorded in the Recorder's Office of Cook County, in the State of Illinois on the 28th day of May A.D. 2015 as Document Number 1514833028, to the premises therein described situated in the County of Cook, State of Illinois, as follows, to wit:


P.I.N. 17-10-401-014-1090

REAL PROPERTY COMMONLY KNOWN AS: 195 N HARBOR DR APT 1108, CHICAGO, IL 60601-7520

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

IN WITNESS WHEREOF, The Evergreen Bank Group has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President and attested by its Vice President, This 24th day of November A.D. 2015.

EVERGREEN BANK GROUP

By: 
Paul J. Leake
Executive Vice President

EVERGREEN BANK GROUP

Attest: 
Elizabeth K Pierson
Vice President

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

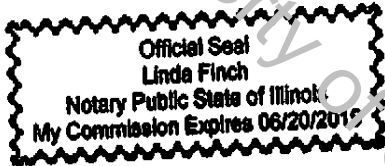
28027744

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF
DUPAGE

I, Linda Finch

A notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul J. Leake personally known to me to be the Executive Vice President of the Evergreen Bank Group and Elizabeth K Pierson personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as of said corporation, and caused the Corporate seal of said corporation to be affixed thereto, 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 and deed of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 24th day of November A.D 2015.



Linda Finch
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 15WSA658086AU

For APN/Parcel ID(s): 17-10-401-014-1090

Parcel 1:

Unit 1108 in the Parkshore Condominium, as delineated and defined on the Plat of Survey of the following described parcel of real estate:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at the Northeast Corner of parcel "A" as located and defined in the Plat of "Lake Front Plaza" subdivision (being a subdivision recorded in the recorder's Office of Cook County, Illinois on the 30th day of April, 1962 as document number 18461961) and running thence North along a Northward extension of the East Line of Said Parcel "A" (said Northward extension being also the West Line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of dedication recorded in said recorder's Office on the 14th day of March, 1979 as document number 24879730) a distance of 176.195 feet; thence East along a line perpendicular to the last described course a distance of 235.083 feet to the point of beginning at the Northwest corner of the hereinafter described parcel of land; thence continuing along the last described perpendicular line a distance of 189.959 feet to an intersection with the Westerly line of North Lake Shore Drive, as said North Lake Shore was dedicated by instrument recorded in said recorder's Office on the 14th day of March, 1979 as document number 24879733; thence Southwardly along said West Line of North Lake shore drive, a distance of 146.790 feet; thence continuing southwardly along said West Line of North Lake Shore Drive, said West Line being here an arc of a circle, concave westerly and having a radius of 2,854.789 feet, an arc distance of 85.093 feet to the Northeast corner of Block 2 of Harbor Point Unit Number 1, a subdivision recorded in said recorder's Office on the 13th day of December, 1974 as document number 22935649; thence West along the North Line of Said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet east of and parallel with the northward extension of the East Line of parcel "A" in "Lake Front Plaza" subdivision aforesaid; thence North along the last described parallel line (said parallel line being perpendicular to said North Line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as exhibit 'A' to the declaration of condominium recorded June 27, 1995 as document number 95414356, together with its undivided percentage interest in the common elements.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 solely for vehicular and pedestrian ingress and egress over and across certain improved portions of the existing garage; existing ramps and existing adjacent areas now located on the property commonly known as 175 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the amended and restated grant of easements dated August 29, 1989 and recorded on September 1, 1989 as document 89410952, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1 solely for utility purposes and vehicular and pedestrian access under and across the property north of and adjacent to the pptides commonly known as 175 and 195 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the amended and restated grant of easements dated August 29, 1989 and recorded on September 1, 1989 as document 89410952, which easement area is described as follows: utility,

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

vehicular and pedestrian access easement that part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being the whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago City datum and lying within the boundaries, projected vertically, upward and downward from the surface of the Earth of said parcel which is bounded and described as follows::

Commencing at the Northeast Corner of parcel "A" in the Plat of "Lake Front Plaza" subdivision (being a subdivision recorded in the recorder's Office of Cook County, Illinois, on the 30Th day of April 1962, in book 615 of plats at Pages 4 to 9, inclusive, as document No. 18461961), and running thence north along the northward extension of the East Line of Parcel "A", (said northward extension being also the West Line of a strip of land 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of dedication recorded in said recorder's Office on the 14Th day of March, 1979, as document No. 24879730), a distance of 176.195 feet; thence eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of beginning of said parcel of land; thence northwardly along a line which is 66.00 feet east of and parallel with said northward extension of the East Line of parcel "A", a distance of 30.00 feet; thence Eastward along a line perpendicular to said northward extension of the East Line of parcel "A", a distance of 322.16 feet; thence Southwardly along a line perpendicular to the last described course a distance of 30.00 feet to an intersection with a line which is 231.00 feet, measured perpendicularly, north of and parallel to the North Line of Block 2 in Harbor Point Unit No. 1, according to the Plat thereof recorded on December 31, 1974 as document No. 22935649; thence Westwardly along a line perpendicular to the last described course, a distance of 322.16 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Valet Parking right for 1 vehicle as created by and described in the declaration aforesaid recorded as document number 95414356.