

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

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

Doc#. 1623808076 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2016 01:01 PM Pg: 1 of 2

~~WHEN RECORDED MAIL TO:~~

When Recorded Return to:  
Accurate Title Group  
1260 Energy Lane  
St. Paul, MN 55108

80427798

**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.**

25-7520-01

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 2/17/12 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. 143119158, 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): 22-28-113-017-0000  
Address(es) of premises: 648 Woodglen Court, Lot 40L, Lemont, IL 60439

Witness My hand and seal, this 18<sup>th</sup> day of August, 2016.

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 18<sup>th</sup> day of August, 2016, 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 IL



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

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## LEGAL DESCRIPTION

Order No.: 15010331CS

For APN/Parcel ID(s): 22-28-113-017-0000

Parcel 1: That part of Lot 40 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 (Expecting therefrom the East 33 Feet Thereof Dedicated for Public Street By Document 0618739043, Recorded July 06,2006) According to the Plat Thereof Recorded February 20,2007 as Document 070511525, As Corrected by Certificates of Correction Recorded December 19,2007 as Document 0735331073 and Recorded December 14, 2010 as Document 1034831017, Described as Follows: Commencing at the Southwesterly Corner of Said Lot 40: Thence No 1 Hours 40 Minutes 47 Seconds West Along the West Line of Said Lot 40 for a Distance of 177.54 Feet To the Northwest Corner of Said Lot 40; Thence S 89 Hours 58 Minutes 05 Seconds East Along the North Line of Said Lot 40 for a Distance of 96.11 Feet for a point of Beginning; Thence Continuing South 89 Hours 58 Minutes 05 East Along the North Line of Said Lot 40 for a Distance of 143.81 Feet to the Northeast Corner of Said Lot 40; Thence South 44 Hours 23 Minutes 49 Seconds West Along the Easterly Line of Said Lot 40 for a Distance of 272.09 Feet to the Southeasterly Corner of Said Lot 40; Thence Northwesterly Along the Southerly Line of Said Lot 40, Being A Curve to the Left Having an Arc Length of 21.36 Feet, a Radius of 60.00 Feet, a Chord Bearing North 55 Hours 48 Minutes 06 Seconds West and a Chord Length of 21.25 Feet; Thence North 19 Hours 21 Minutes 19 Seconds East For a Distance of 193.49 Feet to the Point of Beginning, All in Cook County, Illinois.

Parcel 2: A Non-Exclusive Perpetual Easement for Ingress and Egress from 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 Number 0735122081 and Amended from Time to Time.

