

# UNOFFICIAL COPY

## PARTIAL RELEASE OF TRUST DEED



\*1707234088\*

Doc# 1707234088 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 02:24 PM PG: 1 OF 3

THE GRANTOR, Patrick J. O'Malley Jr., as Trustee and not personally, under a certain Trust Deed dated the 1<sup>st</sup> day of February, 2014 (the "Grantor"), which was recorded in the Office of the Recorder of Deeds of Cook County on August 25, 2016 as Document Number 1623846132 (the "Trust Deed"), that secures repayment, to the order of the

Grantor, under a certain Principal Note dated the 1<sup>st</sup> day of February, 2014 (the "Note") made by Timothy J. O'Malley, as trustee of the Southmoor Trust dated December 12, 2013 as the "Borrower" thereunder (the "Borrower") and the Grantor, for and in consideration of TEN & No/100 DOLLARS (\$10.00) and other good and valuable consideration delivered and paid to the Grantor coincident with the delivery of this partial Release Deed, does by these presents hereby CONVEY, QUIT CLAIM, and RELEASE unto the Borrower, as well as their heirs, executors, administrators, successors and assigns, hereby releasing and waiving all rights of Grantor under and by virtue of the Trust Deed in the following described real estate, to-wit:

See EXHIBIT "A" attached hereto for legal description.

All rights of Grantor in and to the Trust Deed and the Note and any real estate encumbered thereunder shall continue as to such real estate encumbered thereunder that has not been released prior hereto or been released hereby.

DATED at Palos Park, Illinois, the 17<sup>th</sup> day of February, 2017.

Identification No.: 2014-1

Patrick J. O'Malley Jr., as Trustee under the Trust Deed dated the 1<sup>st</sup> day of February, 2014, which was recorded in the Office of the Recorder of Deeds of Cook County on August 25, 2016 as Document Number 1623846132

**This instrument was prepared by:**

Patrick J. O'Malley Jr., Esq.  
Attorney at Law  
12314 S. 86<sup>th</sup> Ave.  
Palos Park, IL 60464

**After recording, please mail to:**

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# UNOFFICIAL COPY

## EXHIBIT "A"

### PROPERTY DESCRIPTION

**PARCEL 1:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AND THE WESTERLY RIGHT-OF-WAY OF WABASH RAILROAD; THENCE NORTHERLY ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 80.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES, 28 MINUTES, 41 SECONDS WEST A DISTANCE OF 610.28 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE NORTH 21 DEGREES, 31 MINUTES, 13 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTHWEST HIGHWAY, A DISTANCE OF 515.16 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 204.70 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 13 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 139.55 FEET TO THE SOUTH LINE OF 131<sup>ST</sup> STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG THE SOUTH LINE OF 131<sup>ST</sup> STREET, A DISTANCE OF 175.70 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 00 DEGREES, 08 MINUTES, 13 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 842.56 FEET TO THE POINT OF BEGINNING.

Commonly Address: 13101 Southwest Highway, Orland Park, IL 60462  
PIN: 23-34-400-006-0000

**PARCEL 2:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AND THE WESTERLY RIGHT-OF-WAY OF WABASH RAILROAD; THENCE NORTHERLY ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 80.66 FEET; THENCE NORTH 68 DEGREES, 28 MINUTES, 41 SECONDS WEST A DISTANCE OF 610.28 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE NORTH 21 DEGREES, 31 MINUTES, 13 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTHWEST HIGHWAY, A DISTANCE OF 515.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 204.70 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 13 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 139.55 FEET TO THE SOUTH LINE OF 131<sup>ST</sup> STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS WEST ALONG THE SOUTH LINE OF 131<sup>ST</sup> STREET, A DISTANCE OF 150.00 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE SOUTH 21 DEGREES, 31 MINUTES, 13 SECONDS WEST ALONG THE LAST DESCRIBED LINE 150.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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