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Recording Requested By:
MB FINANCIAL BANK, N.A.

When Recorded Return To:
Release Department
MB FINANCIAL BANK, N.A.
PO BOX 5000
Wilmington, OH 45177



Doc# 1711618125 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 02:17 PM PG: 1 OF 5

RELEASE OF MORTGAGE

MB FINANCIAL BANK, N.A. #: 1425666474 "CHAVCEN" Lender ID:32001/4007752997 Cook, Illinois
MIN #: 100880800010067045 SIC #: 1-888-679-6377

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

KNOW ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc. as nominee for MB Financial Bank, N.A. as successor by merger to Cole Taylor Bank its successors and assigns. holder of a certain mortgage, made and executed by MAUREEN CHAVOEN, AS TRUSTEE OF THE TRUST AGREEMENT ESTABLISHING THE MAUREEN JOYCE CHAVOEN REVOCABLE TRUST DATED APRIL 19 2006, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COLE TAYLOR BANK, IT'S SUCCESSORS AND ASSIGNS, in the County of Cook, and the State of Illinois, Dated: 09/21/2011 Recorded: 10/06/2011 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 1127850009, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Tax ID No. 04-14-301-112-0000
Property Address: 813 GLENEAGLE LANE, NORTHBROOK, IL 60062-8601

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

Mortgage Electronic Registration Systems, Inc. as nominee for MB Financial Bank, N.A. as successor by merger to Cole Taylor Bank its successors and assigns.

On March 21st, 2017

By: 
KARLA STEWART, Vice-President

S Y
P 5
S N
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Spf

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RELEASE OF MORTGAGE Page 2 of 2

STATE OF Ohio
COUNTY OF Highland

On March 21st, 2017, before me, ELLIOT CLINE, a Notary Public in and for Highland in the State of Ohio, personally appeared KARLA STEWART, Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



ELLIOT CLINE
Notary Expires: 07/13/2021



ELLIOT CLINE
Notary Public, State of Ohio
My Commission Expires: July 13, 2021

(This area for notarial seal)

Prepared By:
Stephanie S Dunseith, MB FINANCIAL BANK, N.A. 2251 Rombach Ave., Wilmington, OH 45177

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1:

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, AND RKZ VENTURE CORP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS LESSEE AND RECORDED 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 LESSEE AND RECORDED 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 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 LEGALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PREMISES"); EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "BUILDING SITE")

PARCEL 2:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED ON EXHIBIT B (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997 AND RECORDED ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION") WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION) WITH THE COMMON STREET ADDRESS SHOWN ON EXHIBIT A AND EXHIBIT B; SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL 3:

AS RIGHTS AND EASEMENTS APPURTENANT TO PARCELS 1 AND 2, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SUCH PARCELS SET FORTH IN THE DECLARATION, AND LESSEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED IN THE DECLARATION.

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LEGAL DESCRIPTION OF THE PREMISES - EXHIBIT A

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 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 AS DOCUMENT NO. 97818381.

IDENTIFICATION OF AND LEGAL DESCRIPTION OF THE BUILDING SITE AND LEGAL DESCRIPTION OF THE LIMITED COMMON AREA APPURTENANT TO THE BUILDING SITE - EXHIBIT B

1. IDENTIFICATION OF THE BUILDING SITE

BUILDING SITE NUMBER 105

2. LEGAL DESCRIPTION OF THE BUILDING SITE

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1998 AS DOCUMENT NO. 97818381 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1153.59 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 39.33 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 313 GLENEAGLE LANE) FOR A PLACE OF BEGINNING, THENCE ALONG A LINE FOLLOWING THE NEXT 18 COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 20.00 FEET: 2) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 8.00 FEET: 3) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 5.00 FEET: 4) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 183 FEET: 5) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 14.62 FEET: 6) SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST 8.27 FEET: 7) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 5.62 FEET: 8) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 11.17 FEET: 9) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 48.77 FEET: 10) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 23.55 FEET: 11) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 22.56 FEET: 12) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 20.92 FEET; 13) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 2.00 FEET: 14) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 12.17 FEET: 15) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 10.66 FEET: 16) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 2.67 FEET: 17) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 15.83 FEET: 18) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 2.67 FEET: THENCE SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 23.02 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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3. LEGAL DESCRIPTION OF THE LIMITED COMMON AREA APPURTENANT TO THE BUILDING SITE

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, 1998 AS DOCUMENT NUMBER 9781381, 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 1153.59 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 39.33 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 813 GLENEAGLE LANE); THENCE SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE 20.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 36.64 FEET THENCE NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 21.39 FEET TO AN EXTERIOR CORNER OF THE CONCRETE FOUNDATION OF SAID RESIDENCE; THENCE ALONG A LINE FOLLOWING THE NEXT 6 COURSES AND DISTANCE COINCIDENT WITH THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 11.17 FEET; 2) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 5.62 FEET; 3) NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST 8.27 FEET; 4) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 14.62 FEET; 5) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 1.83 FEET; 6) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 5.00 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 8.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION:

COMMONLY KNOWN AS: 813 GLENEAGLE LANE, NORTHBROOK, IL. 60062

PIN: 04-14-301-112