

# UNOFFICIAL COPY

Doc#. 1719357036 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/12/2017 08:58 AM Pg: 1 of 4

When Recorded Mail To:  
Nationstar Mortgage LLC c/o NTC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0613380344

## SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lienholder of a Mortgage made by **STEVEN B. DRITZ AND BARBARA DRITZ AS TRUSTEE OF BARBARA DRITZ REVOCABLE TRUST DATED 10/9/2007, FOR THE BENEFIT OF BARBARA DRITZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRIDGEVIEW BANK MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS** bearing the date 05/19/2014 and recorded in the office of the Recorder or Registrar of Titles of COOK County, in the State of Illinois, in Document # 1415041011.

The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this satisfaction/discharge of record, with respect to the property therein described as situated in the County of COOK, State of Illinois as follows, to wit:

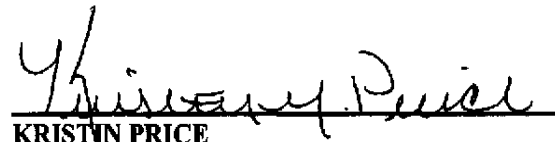
SEE ATTACHED EXHIBIT A

Tax Code/PIN: 04-14-301-108-0000

Property is commonly known as: 845 GLENEAGLE LANE, NORTHBROOK, IL 60062.

**Dated this 11th day of July in the year 2017**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRIDGEVIEW BANK MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS**

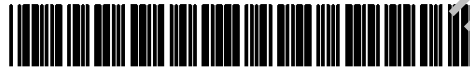


**KRISTIN PRICE**

**VICE PRESIDENT**

All persons whose signatures appear above are employed by NTC, have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

NSMRC 399418237 SEN MIN 100903100000476261 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T101707-09:30:54 [C-3] ERCNIL1



\*D0024353085\*

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Loan Number 0613380344

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 11th day of July in the year 2017, by Kristin Price as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRIDGEVIEW BANK MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
CYNTHIA ALBANO  
COMM EXPIRES: 08/01/2020



CYNTHIA ALBANO  
Notary Public - State of Florida  
My Comm. Expires August 1, 2020  
Commission # GG001222

Document Prepared By: E.Lance NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

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

NSMRC 399418237 SEN MIN 100903100000-76261 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T101707-09:30:54 [C-3] FRCNIL1



\*D0024353085\*

Property of Book 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, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 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 ASSIGN/GRANTOR AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS 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 (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS. EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

### BUILDING SITE 101

BEING 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, 1997 AS DOCUMENT NUMBER 97818381, 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 1349.98 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 131.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 845 GLENEAGLE LANE) FOR A PLACE OF BEGINNING: THENCE ALONG A LINE FOLLOWING THE NEXT SEVENTEEN (17) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.55 FEET 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.63 FEET; 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 20.92 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 2.00 FEET; 5) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.17 FEET; 6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.66 FEET; 7) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.67 FEET; 8) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.83 FEET; 9) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 2.67 FEET; 10) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 23.02 FEET; 11) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET; 12) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; 13) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.00 FEET; 14) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.83 FEET; 15) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.62 FEET; 16) SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 8.27 FEET; 17) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET; 18) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 52.63 FEET TO

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## Exhibit A

THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 845 GLENEAGLE LANE, NORTHBROOK, ILLINOIS 60062.

### PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION"), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

### PARCEL III:

EASEMENT APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

### LIMITED COMMON AREA FOR BUILDING SITE 101

BEING 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 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1997 AS DOCUMENT NUMBER 97818381, 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 1349.98 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 131.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 845 GLENEAGLE LANE) FOR A PLACE BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.55; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.63 FEET; 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 20.92 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 2.00 FEET; 5) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.17 FEET; 6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.65 FEET; 7) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.67 FEET; 8) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.83 FEET; 9) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 2.67 FEET; 10) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 23.02 FEET; 11) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET; 12) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; 13) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.00 FEET; 14) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.83 FEET; 15) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.62 FEET; 16) SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 8.27 FEET; 17) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET; 18) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 52.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL IV:

EXCLUSIVE RIGHT TO USE OF BRICK PATIO, A LIMITED COMMON AREA, AS DELINEATED ON EXHIBIT D, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF BUILDING SITE 101, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ROYAL RIDGE SUBDIVISION, RECORDED NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006.