

**RELEASE DEED**

**UNOFFICIAL COPY**

Loan Number 6578000-79

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



Doc# 1806149023 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2018 09:49 AM PG: 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, that **REPUBLIC BANK OF CHICAGO**, an Illinois banking corporation, with its main offices at 2221 Camden Court, Oak Brook, IL 60523 for and in consideration of the payment of the indebtedness secured by the **Mortgage** 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 **Grandview Capital, LLC, an Illinois Limited Liability Company** their legal representatives, and assigns, all the right, title, interest, claim or demand whatsoever that may have been acquired in, through or by a certain **Mortgage** dated the **15th** day of **May, 2017** and recorded in the Office of the Recorder of Deeds of **Cook** County in the State of **Illinois** as Document No. **1716546053**, encumbering the real estate described as follows:

SEE ATTACHED EXHIBIT 'A'

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

Other Documents Included in Release: **Assignment of Rents as Doc. 1716547106**

Permanent Real Estate Tax Number: **02-12-200-021-1051**

Address(es) of Premises: **1243 E. Baldwin Lane, #109, Palatine, IL 60074**

Witness by hand and seal this **31st** day of **October, 2017**

Republic Bank of Chicago

By: Julie E. Brzozowski  
Julie E. Brzozowski  
SVP/Loan Operations Manager

I certify that before me this **31st** day of **October, 2017** did appear **Julie E. Brzozowski, SVP/Loan Operations Manager** of **Republic Bank of Chicago** and she did acknowledge that she signed and delivered the foregoing instrument as a duly authorized officer of said bank as her free and voluntary act and the free and voluntary act of said bank for the uses and purposes therein set forth.

[Signature]  
(Notary Public)  
My commission expires: **4-8-19**

This instrument was prepared by:  
Republic Bank of Chicago  
2221 Camden Court  
Oak Brook, IL 60523

Return to:  
Grandview Capital LLC  
36W995 Red Gate Road  
Saint Charles, IL 60175



*[Handwritten mark]*

## UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No. 17006592GV

For APN/Parcel ID(s): 02-12-200-021-1051

## PARCEL 1:

UNIT NUMBER 109 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4; 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID ALL THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

ALSO

## PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT FOR PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, NUMBER 1067500 TO EILEEN A. O'MAHONEY DATED OCTOBER 28, 1976 AND RECORDED NOVEMBER 3, 1976 AS DOCUMENT NO. 23695834, IN COOK COUNTY, ILLINOIS.