

UNOFFICIAL COPY

Doc#. 1814125010 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2018 09:49 AM Pg: 1 of 3

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

RELEASE DEED NO. 4039

Prepared By:

Mike Casper, Loan Servicer
Forest Park National Bank & Trust Co.
7348 W. Madison St.
Forest Park, IL 60130

AFTER RECORDING SEND TO:

Jac A. Cotiguala
Margaret A. Cotiguala
431 S. Dearborn St. Suite 606
Chicago, IL 60605

182 0052

**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.**

KNOW ALL MEN BY THESE PRESENTS, THAT the FOREST PARK NATIONAL BANK AND TRUST COMPANY, 7348 W MADISON STREET, FOREST PARK, ILLINOIS 60130, a corporation of the state of ILLINOIS, 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 of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto JAC A. COTIGUALA AND MARGARET A. COTIGUALA, HUSBAND AND WIFE, THE PROPERTY AT 1235 S. PRAIRIE AVE., #1002, CHICAGO, IL, 60605, heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain MORTGAGE bearing date, the 28TH Day of APRIL 2017 and recorded in the Recorder's Office of COOK County, in the State of ILLINOIS as Document Number 1715117070 and to the premises therein described, situated in the County of COOK State of ILLINOIS as follows, to wit:

SEE ATTACHED EXHIBIT A, WHICH IS ATTACHED TO THIS RELEASE DEED AND MADE A PART OF THIS RELEASE DEED AS IF FULLY SET FORTH HEREIN.

Together with all the appurtenances and privileges there unto belonging or appertaining.

Permanent Real estate Index Number(s): 17-22-110-125-1045, 17-22-110-125-1472 & 17-22-110-125-1474
Address(es) of Premises(es): 1235 S. PRAIRIE AVE., #1002, CHICAGO, IL 60605

UNOFFICIAL COPY

TESTIMONY THEREOF, the said FOREST PARK NATIONAL BANK AND TRUST COMPANY has caused these presents to be signed by its VICE PRESIDENT, OPERATIONS and attested by its SENIOR VICE PRESIDENT, OPERATIONS, and its corporate seal to be hereto affixed, this 16th Day of MAY 2018.

By: Rosa M Paz
Rosa M Paz, VP Loan Operations

Attest: Chuck Miller
Chuck Miller, SVP Operations

Property of COOK COUNTY CLERK'S Office

This instrument was prepared by MIKE CASPER

STATE OF ILLINOIS

COUNTY OF COOK } SS.

I, Nora Ramirez, A notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROSA M PAZ, personally known to me to be VICE PRESIDENT, LOAN OPERATIONS of the FOREST PARK NATIONAL BANK AND TRUST COMPANY, a corporation, and CHUCK MILLER, personally known to me to be the SENIOR VICE PRESIDENT, OPERATIONS of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE PRESIDENT, LOAN OPERATIONS and SENIOR VICE PRESIDENT, OPERATIONS, they signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16th Day of MAY, 2018

Nora Ramirez
NOTARY PUBLIC

Commission expires 11-8-19



UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNITS 1002 AND GU-186 AND GU-188, IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 39 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-45, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

PROPERTY: 1235 S PRAIRIE AVE, UNIT 1002, CHICAGO, IL 60605

PIN(s): 17-22-110-125-1045, 17-22-110-125-1472 and 17-22-110-125-1474