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1815944071

Doc# 1815944071 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2018 01:16 PM PG: 1 OF 3

NOTICE: THIS DOCUMENT SHOULD BE RECORDED!

FIRST COLORADO NATIONAL BANK
1101 Perimeter Drive, Suite 505, Schaumburg, IL 60173
PHONE 847-278-3364 FAX 847-278-3355
11803782 8 OF 13

RELEASE OF MORTGAGE

First Colorado National Bank, an Colorado Banking Corporation for and in consideration of the payment of the indebtedness secured by the Mortgage Agreement hereinafter mentioned, and the cancellation of all the notes thereby secured, and the sum of one dollar, the receipt whereof is acknowledged, does hereby release, convey, and quit claim to: Mukund C. Thakkar and Ketana M. Thakkar, whose address is: 585 E. Thornhill Lane, Palatine, IL 60074 and said mortgagor's heirs, legal representatives, successors and assigns, all the right, title, interest, claims or demand whatsoever it may have acquired in, through or by a certain Mortgage Agreement recorded October 29, 2012 as document number 1230357355, in the Recorder's Office of Cook County, in the State of Illinois relative to the premises therein described, situated in the aforesaid county in the State of Illinois as follows:

SEE EXHIBIT "A"

Property Address: 2000 Bayside Dr., Unit 105, Palatine, IL 60074.


Property Tax Identification Number: 02-12-213-001-1197

Together with all the appurtenants thereunto.

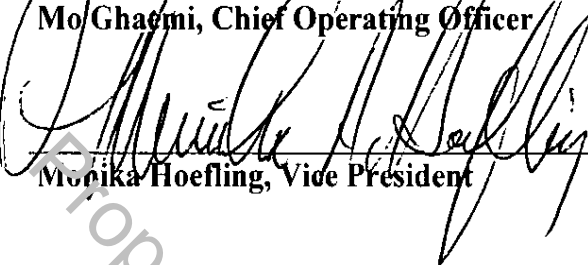
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In Witness Whereof, First Colorado National Bank has caused the presents to be signed by its Chief Operating Officer and by its Vice President and its corporate seal is hereto affixed May 23, 2018.

By: 

 Mo Ghaemi, Chief Operating Officer

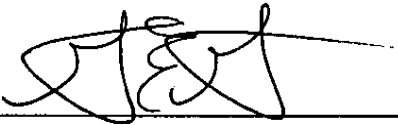
By: 

 Monika Hoefling, Vice President

This instrument was prepared by
 Monika Hoefling, VP
 First Colorado National Bank
 1101 Perimeter Drive, Suite 505
 Schaumburg, IL 60173

STATE OF ILLINOIS)
 DuPage) SS
 COUNTY OF MCHENRY)

I, the undersigned, a notary public for said county, in the state aforesaid, do certify that Mo Ghaemi and Monika Hoefling personally known to me to be the persons and holding the corporate offices set forth after their names acknowledged that they signed and delivered this instrument in such capacity, and caused the corporate seal of said FIRST COLORADO NATIONAL BANK to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act of said corporation, for the uses and purposes herein set forth. Given under my hand and notary seal May 23, 2018.



 Notary Public



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Exhibit "A"

UNIT 2-2105 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST ONE-FOURTH OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTH WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF TWENTY-FOUR DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610080, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY WE NOTE:
COMMONLY KNOWN AS: 2000 BAYSIDE DRIVE, UNIT 105, PALATINE IL
PIN: 02-12-213-001-1197.