

UNOFFICIAL COPY

Doc#: 1831742068 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2018 10:26 AM Pg: 1 of 4

After Recording Return To:

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

~~Evanston IL 60201~~

Prepared by:

First Bank & Trust, a division of
Byline Bank
Attn: Loan Operations
820 Church Street
Evanston, IL 60201



REF154781668A

Release of Mortgage

KNOW ALL BY THESE PRESENTS. That the undersigned, FIRST BANK & TRUST, a Corporation in the State of Illinois, a division of Byline Bank, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto **Robert Kelly and Virginia B. Kelly, husband and wife, and their 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 dated the 10th day of **May, 2013**, and recorded on the 17th day of **July, 2013**, as document no. **1319808407** in the Recorder's office of Cook County, in the State of Illinois, to the premises therein described, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

AN UNDIVIDED 1/151 INTEREST IN (T) 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 ("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 GROUNDLEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/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 OCTOBER 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 (U) 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

UNOFFICIAL COPY

NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381. EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS: BUILDING SITE 48

THAT PART OF LOT 1 IN THE FLAMED 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 1176.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 717.68 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2115 AND 2121 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 55.50 FEET; 2) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 21.58 FEET; 3) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 25.42 FEET; 4) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 20.17 FEET; 5) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 5.00 FEET; 6) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 7.04 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 52.82 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 27.23 FEET; 2) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 8.04 FEET; 3) SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 4.00 FEET; 4) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 2.00 FEET; 5) THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 10.92 FEET; 6) SOUTH 7 DEGREES 29 MINUTES 8 SECONDS EAST 7.54 FEET; 7) SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 2.37 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 11.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2121 ROYAL RIDGE DRIVE, 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:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION EXHIBIT "B" LIMITED COMMON AREA FOR BUILDING SITE 48 THAT PART OF LOT 1 IN THE PLANNED UMT 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

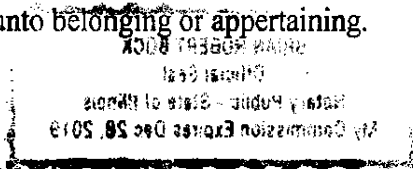
UNOFFICIAL COPY

ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1176.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 717.68 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2115 AND 2121 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 11.33 FEET; 2) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.37 FEET; 3) NORTH 7 DEGREES 29 MINUTES 14 SECONDS EAST 7.54 FEET; 4) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 10.92 FEET; 5) NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 2.00 FEET; 6) NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST 4.00 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 14 SECONDS EAST 8.04 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST 31.58 FEET; THENCE SOUTH 52 DEGREES 29 MINUTES 14 SECONDS WEST 17.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

Permanent Index No: 04-14-301-055-0000

Property Address: 2121 Royal Ridge Drive, Northbrook, IL 60062



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 WAS FILED.

IN TESTIMONY WHEREOF, the said, FIRST BANK & TRUST, a division of Byline Bank, has caused these presents to be signed by its SVP, and attested by its AVP, this 31 day of October, 2018.

By: _____

Title: SVP

Attest: Stephanie Murray

Title: AVP

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SVP, personally known to me to be the AVP of First Bank & Trust, a division of Byline Bank, and

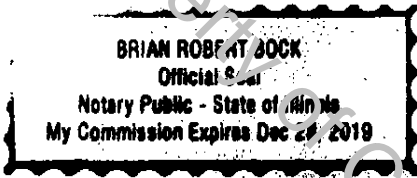
UNOFFICIAL COPY

, personally known to me to be the AVP of said corporation, and personally known 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 SVP and AVP, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand this 31 day of October, 2018.

Commission expires: 12/28/19

Brian Robert Zock
Notary Public



Cook County Clerk's Office