

UNOFFICIAL COPY

Doc#: 1834757120 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/13/2018 11:40 AM Pg: 1 of 5

ILLINOIS
COUNTY OF COOK (A)

PREPARED BY: **FIRST AMERICAN MORTGAGE SOLUTIONS**
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895
PARCEL NO. 04-14-301-134-0000



RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS NOMINEE FOR **BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, owner or nominee of the beneficial owner of the indebtedness secured by that certain Mortgage described below, does hereby release and reconvey, to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **FEBRUARY 07, 2013** executed by **KATHLEEN M MOELLER, TRUSTEE OF THE KATHLEEN MOJO MOELLER TRUST DATED 01/04/1992**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS NOMINEE FOR **BANK OF AMERICA, N.A. ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **MARCH 28, 2013** as Instrument No. **1308717000** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION
PROPERTY ADDRESS: **2233 WYNDANCE WAY, NORTHBROOK, IL 60062**

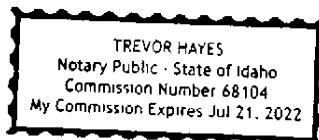
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **DECEMBER 12, 2018**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.


MELANIE HANSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **DECEMBER 12, 2018**, before me, **TREVOR HAYES**, personally appeared **MELANIE HANSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


TREVOR HAYES (COMMISSION EXP. 07/21/2022)
NOTARY PUBLIC



POD: 20181205
BA8050117IM - LR - IL



UNOFFICIAL COPY

BA8050117IM 245392198 MOELLER

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS:

PARCEL 1:

AN UNDIVIDED 1/151 INTEREST IN (I) 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 GROUND LEASE 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 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 NORTHEROOK, 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 B-1 LOCATED ON THE EAST SIDE OF MAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHEROOK, ILLINOIS. PERMANENT INDEX NUMBER: 04-14-301-134

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 127 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 398.72 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 36.65 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2233 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 8.04 FEET; 2) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 4.00 FEET; 3) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.00 FEET; 4) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 10.92 FEET; 5) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS WEST 7.54 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.37

UNOFFICIAL COPY

FEE; 7) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 11.33 FEET; 8) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 55.50 FEET; 9) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 21.58 FEET; (10) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 25.42 FEET; 11) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 20.17 FEET; 12) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 5.00 FEET; 13) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 7.08 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL 52.82 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST ALONG THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 17.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2233 WYNDANCE WAY, 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 127 (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 97818981, 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 398.72 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 36.65 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2233 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 31.58 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 17.74 FEET TO AN EXTERIOR CORNER OF SAID CONCRETE FOUNDATION; THENCE ALONG A LINE FOLLOWING THE NEXT

UNOFFICIAL COPY

SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 11.33 FEET; 2) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.37 FEET; 3) NORTH 43 DEGREES 55 MINUTES 06 SECONDS EAST 7.54 FEET; 4) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 10.92 FEET; 5) . SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.00 FEET; 6) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 4.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 8.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 04-14-301-134-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: MARIAN S. STRICKLAND

GRANTEE: KATHLEEN M. MOELLER, TRUSTEE OF THE KATHLEEN MOJO MOELLER

TRUST DATED 01/04/1992

DATE: 09/30/2005

RECORDED: 10/17/2005

DOC#/LOCK# PAGE: 0529035415

ADDRESS: 2243 WYNDANCE WAY, NORTHBROOK, IL 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Attached to the Release of Mortgage dated December 12, 2018

BA8050117IM - LR - IL
LOAN NO. 245392198

Property of Cook County Clerk's Office