

UNOFFICIAL COPY

2/2

2019-00241 -PT

This document was prepared by:

Daniel D. Drew
Daniel D. Drew, P.C.
1415 West 22nd Street, Tower Flr.
Oak Brook, Illinois 60523



Doc# 1903249008 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 08:57 AM PG: 1 OF 3

This space reserved for Recorders use only.

~~After recording return to:~~

Daniel D. Drew
Daniel D. Drew, P.C.
1415 W 22 Str, Tower Flr.
Oak Brook, Ill. 60523

Address: 945 East Kenilworth, Unit 302, Palatine, Illinois 60074

PIN: 02-24-105-023-1060

Legal Description: See Exhibit A attached hereto

RELEASE OF MORTGAGE

FOR THE PROTECTION OF THE OWNER, THIS RELEASE OF MORTGAGE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS RECORDED.

KNOW ALL MEN BY THESE PRESENTS, That Beverly M. Koller, not individually, but as Trustee of the Beverly M. Koller Trust pursuant to Trust Agreement Dated July 15, 2011 (the "Trust"), located at 1602 North Haddow Avenue, Arlington Heights, Illinois 60004, for and in consideration of the payment of the entire indebtedness thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Nicholas Pizzolato, an individual residing at 945 East Kenilworth, Unit 302, Palatine, Illinois 60067, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage, dated May 14, 2013 and recorded in the office of the Cook County, Illinois Recorder of Deeds on May 17, 2013 as document number 1313748027 as to the real estate described on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, this Release of Mortgage is executed by the undersigned as of the 31st day of January, 2019.

Beverly M. Koller
Beverly M. Koller, not individually, but as
Trustee of the Beverly M. Koller Trust
pursuant to Trust Agreement Dated July 15, 2011

PREMIER TITLE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

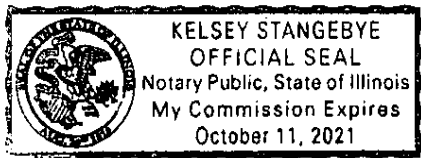
The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Beverly M. Koller, not individually, but as Trustee of the Beverly M. Koller Trust pursuant to Trust Agreement Dated July 15, 2011, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of January, 2019

Kelsey Stangebye
Notary Public

My Commission Expires:

11-11-2021



Property of Cook County Clerk's Office

Mail to:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

UNOFFICIAL COPY

EXHIBIT "A" Legal Description

File No.: 2019-00241-PT

PARCEL 1:

UNIT 302 IN WILLOW CREEK CONDOMINIUM NO. 4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 6, THENCE NORTH 1 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST 145.00 FEET, THENCE NORTH 56 DEGREES 00 MINUTES WEST FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2702050 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT NO. LR 2536651 (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT NO. LR 2702046, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 945 East Kenilworth Unit 302, Palatine, IL 60067

PERMANENT INDEX NO.: 02-24-105-023-1060