

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**  
First American Bank  
201 South State Street  
P.O. Box 307  
Hampshire, IL 60140  
SAB5635  
**WHEN RECORDED MAIL TO:**

Doc#: 1917657037 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/25/2019 09:49 AM Pg: 1 of 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**PARTIAL RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)**

**FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

**KNOW ALL MEN BY THESE PRESENTS**, That First American Bank of the County of Kane and the State of Illinois for and in consideration of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM UNTO Steven J. Foulkes As Trustee of the Steven J. Foulkes Living Trust dtd August 23, 2001, his/her/their heirs, legal representatives and assignees, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage and assignment of rents and leases bearing the date of April 27, 2013, and recorded in the Recorder's Office of Cook, in the State of Illinois, as document no. 1312735037 and 1312735038, to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

See reverse side for legal description

Together with all the appurtenances and privileges thereunto belonging or appertaining.  
Folio Number: 03-12-300-139-0000  
Address(es) of premises: 353 Inland Drive, Wheeling, IL 60090

Witness My hand and seal, this 17th day of May, 2019  
By: Maureen Prochenki  
Maureen Prochenki, SVP

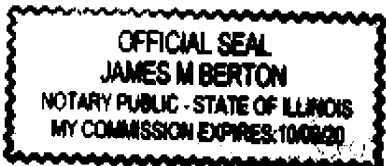
This instrument was prepared by Tamara Chiu, Loan Operations, 201 South State Street, Hampshire, IL 60140

STATE OF ILLINOIS                    }  
  } SS  
  }  
COUNTY OF ~~KANE~~ <sup>COOK</sup>            }

On this 17th day of May, 2019 before me, the undersigned Notary Public, personally appeared Maureen Prochenki known to be the SVP authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By: James M. Berton                           Residing at Illinois

Notary Public in and for the State of Illinois           My commission expires 10-9-20



Legal Description:

**UNOFFICIAL COPY****PARCEL 1:**

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED <1 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 210.92 FEET EAST AND 351.80 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION): THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 32.79 FEET; THENCE SOUTH 51 DEGREES 04 MINUTES 00 SECONDS WEST, 11.55 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 4.56 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 4.66 FEET; THENCE SOUTH 36 DEGREES 04 MINUTES 00 SECONDS WEST, 14.62 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 31.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 10.52 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 62.75 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

**PARCEL 3:**

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NUMBER 88253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED DECEMBER 20, 1989 AS DOCUMENT NUMBER 89608946.

**PARCEL 4:**

THAT PART OF THE EAST 705.78 FEET (EXCEPT THE EAST 206.31 FEET) OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 92.94 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 334.17 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 64.33 FEET; THENCE SOUTH 51.0 FEET; THENCE WEST 64.33 FEET; THENCE NORTH 51.0 FEET; THENCE WEST 64.33 FEET; THENCE NORTH 51.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

