

UNOFFICIAL COPY

This instrument was prepared by:

FNBC Bank and Trust
620 W Burlington Ave.
LaGrange, IL 60525

Return to:

Louis Grossi
623 Silver Creek Road
Woodstock IL 60098

Doc#: 1929757065 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 10/24/2019 11:37 AM Pg: 1 of 2

(Space above this line for Recording Purposes) _____

RELEASE OF MORTGAGE

FNBC Bank and Trust f/k/a State Bank of Illinois (Mortgagee), the holder of that certain mortgages ("Assignment of Rents") executed by Louis A Grossi, whose address is 623 Silver Creek Rd, Woodstock, IL 60098, dated September 30, 2013, recorded on January 28, 2014 as Document No. 1402854014 in the Office of the Recorder/Recorder of Deeds of Cook County, Illinois, having been requested to release the estate granted to the Mortgagee under said Assignment of Rents, for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, conveys, releases and quitclaims unto Louis A Grossi, all the estate, title and interest acquired by Mortgagee under the Mortgages to the property situated in Cook County, Illinois and legally described as follows:

Legal Description:

PARCEL A202: LOT 38 IN BLOCK 10, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 38; THENCE S 0 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.32 FEET TO A POINT; THENCE N 89 DEGREES 59 MINUTES 37 SECONDS W, A DISTANCE OF 58.25 FEET TO A POINT; THENCE SOUTH 0 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 46.25 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY, NORTHERLY, AND EASTERLY ALONG THE SOUTH, WESTERLY AND NORTH LINES OF SAID LOT 38, THE FOLLOWING FOUR (4) CURVE, COURCES, AND DISTANCES: (1) WESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTH, HAVING A RADIUS OF 309.00 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 75 DEGREES 39 MINUTES 29 SECONDS WEST AND A LENGTH OF 92.42 FEET, AN ARC-DISTANCE OF 92.77 FEET TO A POINT OF TANGENCY; THENCE (2) SOUTH 67 DEGREES 03 MINUTES 28 SECONDS WEST, 4.64 FEET; THENCE (3) NORTH 17 DEGREES 12 MINUTES 09 SECONDS EAST, 121.65 FEET; THENCE (4) NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, 116.00 FEET TO THE PLACE OF FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS

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PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A202 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081, SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY, THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Address of Property: 202 ACORN, STREAMWOOD, ILLINOIS 60107
PIN: 06-24-410-046-0000

NOTICE: FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLE IN WHOSE OFFICE THE MORTGAGE WAS FILED.

Dated: 8/6/19

By: [Signature]
Luke Oosterhouse, Vice President

By: [Signature] ANP
Dimitri Karantonis, Assistant Vice President

STATE OF ILLINOIS,
COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this ^{4th} 6 day of August, 2019 by Luke Oosterhouse, Vice President and Dimitri Karantonis, Assistant Vice President, of the FNB Bank and Trust on behalf of the corporation.

My Commission expires:



[Signature]
Notary Public