

BT 19-02583 2/

UNOFFICIAL COPY

RELEASE DEED

ILLINOIS STATUTORY

Doc#: 2002757013 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/27/2020 09:56 AM Pg: 1 of 3

MAIL TO:

Smith Park Condos Corp
2600 W Grand Ave
Chicago, IL 60612

NAME & ADDRESS OF TAXPAYER:

Smith Park Condos Corp
2600 W Grand Ave
Chicago, IL 60612

RECORDER'S STAMP

Know All Men by These Presents, That EBULON FINANCIAL GROUP, LLC, an Illinois limited liability company of the County of Cook State of Illinois for and in consideration of one dollar, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, convey, release and quit-claim unto **Smith Park Condos Corporation**, an Illinois corporation of the County of Cook, State of Illinois all right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage bearing the date the 26th day of February A.D. 2016 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 1606433031 to the premises therein described together with all the appurtenances and privileges thereunto belonging to appertaining, situated in the County of Cook State of Illinois, as follows to wit:

LEGAL DESCRIPTION ADDENDUM IS ATTACHED:

PERMANENT INDEX NUMBERS: 16-12-210-030-1001

COMMONLY KNOWN AS: 622 ROCKWELL AVENUE, #101
CHICAGO, ILLINOIS 60612

Dated this 27th day of January 2020
Ebulon Financial Group, LLC (Seal) (Seal)
By: Alex Loytman Manager (Seal) (Seal)

For the protection of the owner, this release shall be filed with County Recorder in whose office the Mortgage or Deed of Trust was filed.

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF  CHICAGO TITLE INSURANCE COMPANY

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

} ss.
}

I the undersigned a Notary Public in and for said County in the State aforesaid, CERTIFY THAT
Alex Loyfman, manager of **EBULON FINANCIAL GROUP, LLC**, Personally known to me to be the same
person whose name _____ subscribed to the foregoing instrument,
Appeared before me this day in person, and acknowledged that _____ he _____ signed, sealed and delivered the
Instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

Given under my and notarial seal, this 6th day of January, 2020.

Sofiya Kurtzman
Notary Public

My commission expires March 9, 2021.



IMPRESS SEAL HERE

NAME and ADDRESS OF PREPARER:

David Chaiken, Esq.
111 W. Washington, #823
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: 1/16/2020

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 H. CS 5/3-5020)
And name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

RELEASE DEED
ILLINOIS STATUTORY

TO

FROM

UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 101 IN THE SMITH PARK VILLAS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 13 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF GRAND AVENUE OF THE EAST 67 FEET OF BLOCK 6 (EXCEPT THE NORTH 33 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 30 IN THE SUBDIVISION OF THAT PART OF BLOCK 6 OF WRIGHT AND WEBSTER'S SUBDIVISION AFORESAID LYING NORTHEASTERLY OF GRAND AVENUE (EXCEPT THE EAST 67 FEET OF SAID BLOCK 6), SECTION, TOWNSHIP, AND RANGE AFORESAID, EXCEPT THAT PART LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 30, AFORESAID, THENCE NORTH 60 DEGREES 31 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 4.98 FEET TO THE EASTERLY FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 27 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE EASTERLY FACE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 81.56 FEET TO THE NORTHEAST CORNER OF SAID ONE STORY BRICK BUILDING; THENCE NORTH 59 DEGREES 51 MINUTES 42 SECONDS WEST ALONG SAID NORTH FACE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 38.94 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY FACE OF SAID ONE STORY BRICK BUILDING AND THE EAST FACE OF A TWO STORY BRICK BUILDING; THENCE NORTH 1 DEGREE 1 MINUTE 4 SECONDS EAST ALONG THE EAST FACE OF SAID TWO STORY BRICK BUILDING, A DISTANCE OF 21.06 FEET TO THE NORTHEAST CORNER OF SAID TWO STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG THE NORTH FACE OF SAID TWO STORY BRICK BUILDING 0.46 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 13, SAID POINT BEING THE POINT OF TERMINATION OF SAID LINE, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814445161; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0814445161.