

# UNOFFICIAL COPY

**FIRST AMERICAN TITLE**  
**FILE # 298773**

Doc#: 2004910101 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/18/2020 01:24 PM Pg: 1 of 3

## RELEASE OF MORTGAGE

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

KNOW ALL MEN BY THESE PRESENTS, THAT

Michael K. Desmond, not individually but solely in his capacity as successor to Barry A. Chatz as the chapter 7 trustee (the "Trustee") of the bankruptcy estate of Gurrie C. Rhoads, Case No. 14-17886, pending in the United States Bankruptcy Court for the Northern District of Illinois, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned pursuant to that certain *Agreed Order* entered by the Circuit Court of Cook County on January 21, 2020 in Case No. 2018 CH 14375, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Commonwealth Properties Company, L.L.C., all the right, title, interest, claim or demand whatsoever he may have acquired in, through or by a certain Mortgage, dated July 2018 and recorded on August 20, 2018, as Instrument #1823244066 in the Official Records of Cook County, Illinois (the "Mortgage"), affecting the premises therein described, situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and below:

5312 Commonwealth Avenue and 5400 Commonwealth Avenue, Western Springs, IL 60558

PIN(s): 18-07-418-059-1023 and 18-07-418-059-1026

Notwithstanding anything herein to the contrary, no other rights or obligations under that certain Settlement Agreement entered into between the Trustee, Commonwealth Avenue Venture, Commonwealth Properties Company, L.L.C., at Gurrie C. Rhoads, are affected by this Release.

[signature page follows]

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Executed this 29<sup>th</sup> day of January 2020.

Michael K. Desmond, not individually but solely in his capacity as chapter 7 trustee of the bankruptcy estate of Gurrie C. Rhoads

By: *Michael K. Desmond*, TRUSTEE  
Michael K. Desmond, Trustee

STATE OF ILLINOIS       )  
  )  
  )       ss.  
COUNTY OF COOK       )

I, KAREN M. O'KEEFE a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael K. Desmond personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary and the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of January 2020.



*Karen M. O'Keefe*  
Notary Public

Commission expires 4-11-23

*Prepared by  
US Bankruptcy Court  
For the Northern District of Illinois*

*Mail to:  
Philip Fornaro  
1022 S. LaGrange Rd  
LaGrange, IL 60525*

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Property Address: 5312 Commonwealth Avenue

PIN: 18-07-418-059-1023

**PARCEL 1:**

UNIT 5312 IN COMMONWEALTH IN THE VILLAGE - SOUTH, A CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS OF COMMONWEALTH IN THE VILLAGE UNIT 4, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2003, AS DOCUMENT 0334231109, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

NON-EXCLUSIVE BASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY PLAT OF SUBDIVISION OF COMMONWEALTH IN THE VILLAGE UNIT 4 RECORDED AS DOCUMENT 96902160, OVER AND UPON OUTLOT "A" IN SAID SUBDIVISION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.