

UNOFFICIAL COPY

This instrument was prepared by:

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

Return to:

Leapfrog Foods, Inc.
318 Washington St
Barrington IL 60010

Doc#: 2014907098 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 05/28/2020 09:43 AM Pg: 1 of 2

(Space above this line for Recording Purposes) _____

RELEASE OF MORTGAGE

FNBC Bank and Trust (Mortgagee), the holder of that certain mortgage ("Mortgage and Assignment of Rents") executed by Matthew Yeterian, whose address is 13 Deepwood Road, Barrington Hills, IL 60010, dated January 22, 2019, recorded on February 28, 2019 as Document No. 1905955042 and 1905955043 in the Office of the Recorder/Recorder of Deeds of Cook County, Illinois, having been requested to release a portion of the estate granted to the Mortgagee under said Mortgage and 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 Matthew Yeterian, whose address is 13 Deepwood Road, Barrington Hills, IL 60010, all the estate, title and interest acquired by Mortgagee under the Mortgage to the property situated in Cook County, Illinois and legally described as follows:

Legal Description:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, 1120.06 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SOUTHWEST 1/4; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 161.37 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE HAVING A RADIUS OF 196.0 FEET AND CONCAVE NORTHERLY A DISTANCE OF 173.19 FEET, CHORD MEASURE, SAID CHORD HAVING A BEARING OF SOUTH 68 DEGREES 08 MINUTES 40 SECONDS WEST; THENCE NORTH 85 DEGREES 38 MINUTES 10 SECONDS WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 192.0 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES WEST 385.04 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 167.53 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4; A DISTANCE OF 711.25 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID SOUTH LINE 305.97 FEET TO A POINT 252.51 FEET WEST OF THE SOUTH EAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4, 711.98 FEET MORE OR LESS TO A POINT 305.97 FEET SOUTH 87 DEGREES 10 MINUTES 30 SECONDS EAST OF THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 10 MINUTES 30 SECONDS WEST 305.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 54807 TO GEORGE H. VAN WAGNER AND BARBARA A. VANWAGNER DATED MAY 1, 1974 AND RECORDED IN COOK COUNTY, ILLINOIS ON JUNE 6, 1974 AS DOCUMENT NUMBER 22740262 OVER AND ALONG THE PRIVATE ROADS DESCRIBED OR OTHERWISE REFERRED TO IN THE FOLLOWING DOCUMENTS: 1. DECLARATION OF EASEMENTS RECORDED IN KANE COUNTY ON JUNE 17, 1965, AS DOCUMENT NUMBER 1047958 AND IN COOK COUNTY, ILLINOIS ON JUNE 15, 1965, AS DOCUMENT NUMBER 19495896; 2. SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 12, 1969, AS DOCUMENT NUMBER 21035921; 3. SECOND SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED IN KANE COUNTY ON APRIL 21, 1970, AS DOCUMENT NUMBER 1162474 AND IN COOK COUNTY, ILLINOIS ON APRIL 6, 1970 AS DOCUMENT NUMBER 21127458; 4. THIRD SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED IN COOK COUNTY, ILLINOIS ON MARCH 19, 1971, AS DOCUMENT NUMBER 21426418; 5. SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED IN COOK COUNTY, ILLINOIS ON MARCH 30, 1971, AS DOCUMENT NUMBER 21434959 IN COOK COUNTY, ILLINOIS.

Address of Property: 223 Deepwood Court, Barrington Hills, IL 60010
PIN: 01-06-300-040-0000

The remaining property described in the Mortgage shall continue to be held under the terms thereof.

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: 5/6/2020

FNBC Bank and Trust

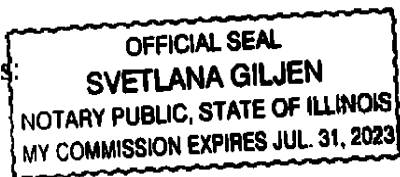
By: *Kevin McLaughlin*
 Kevin McLaughlin, Senior Vice President

By: *Dimitri Karantonis* - VP
 Dimitri Karantonis, Vice President

STATE OF ILLINOIS,
 COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this 6th day of May, 2020 by Kevin McLaughlin, Senior Vice President and Dimitri Karantonis, Vice President, of the FNBC Bank and Trust on behalf of the corporation.

My Commission expires:



Svetlana Giljen
 Notary Public