

# 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#. 2014907099 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") executed by Matthew Yeterian and Holly S. Yeterian, husband and wife, as tenants by the entirety, dated January 22, 2019, recorded on February 28, 2019 as Document No. 1905916016 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, 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 and Holly S. Yeterian, husband and wife, as tenants by the entirety, 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 542.2 FEET SOUTH 79 DEGREES 38 MINUTES 50 SECTION WEST OF A POINT 485.06 FEET NORTH 51 DEGREES 40 MINUTES 20 SECTION WEST OF A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, 1401.12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 3 DEGREES 58 MINUTES 15 SECTION EAST 370.04 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 403.0 FEET AND CONCAVE SOUTHERLY A DISTANCE OF 170.0 FEET, CHORD MEASURED, SAID CHORD HAVING A BEARING OF SOUTH 63 DEGREES 09 MINUTES 50 SECTION EAST; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 403.0 FEET AND HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 35.88 FEET, CHORD MEASURED; CONTINUING THENCE ALONG LAST DESCRIBED CURVED LINE A DISTANCE OF 205.51 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 85 DEGREES 38 MINUTES 10 SECTION EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 192.0 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE, HAVING A RADIUS OF 196.0 FEET AND CONCAVE NORTHERLY AND TANGENT TO THE LAST DESCRIBED LINE, A DISTANCE OF 173.19 FEET CHORD MEASURE; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 161.37 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 407.34 FEET, NORTH 87

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DEGREES 10 MINUTES 30 SECTION WEST A DISTANCE OF 726.01 FEET MORE OR LESS TO A POINT 385.04 FEET SOUTH 33 DEGREES 20 MINUTES WEST OF THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 20 MINUTES EAST 385.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AFORESAID AS CREATED BY AND MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 15, 1965 AS DOCUMENT NUMBER 19495896, AS AMENDED FROM TIME TO TIME, AND BY SECOND SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED APRIL 6 1970 AS DOCUMENT NUMBER 211275458, AND CREATED BY WARRANTY DEED RECORDED JUNE 29, 1970 AS DOCUMENT NUMBER 21195470; SAID EASEMENTS ALSO BEING DESCRIBED IN THE DEED MORE RECENTLY RECORDED AS DOCUMENT 0010995509 (CONVEYING PARCEL ONE), ALL IN COOK COUNTY, ILLINOIS.

**Address of Property:** 151 Deepwood Road, Barrington Hills, IL 60010  
**PIN:** 01-06-300-021-0000

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.

**FNBC Bank and Trust**

Dated: 5/6/2020

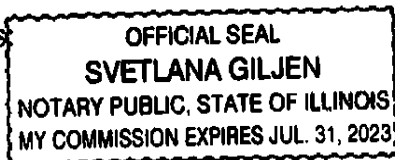
By: [Signature]  
 Kevin McLaughlin, Senior Vice President

By: [Signature] VP  
 Dimitri Karantonis, Vice President

STATE OF ILLINOIS,  
 COUNTY OF Cook ss:

The foregoing instrument was acknowledged before me this 6 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



[Signature]  
 Notary Public