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2024708090

Doc# 2024708090 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/03/2020 10:28 AM PG: 1 OF 6

Prepared By and Return to
First Midwest Bank
P.O. Box 9003
Gurnee, Illinois 60031

Release of Mortgage

STATE OF ILLINOIS

KNOW ALL MEN BY THESE PRESENTS, That Mortgage Electronic Registration Systems, Inc., as nominee for the beneficial owner, whose address is P.O. Box 2026, Flint, MI 48501-2026, holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that the beneficial owner has received full payment and satisfaction of the same, and in consideration thereof cancel and discharge said mortgage.

ORIGINAL MORTGAGOR: MIROSLAV MOHYLA AND ANDREA MOHYLA

ORIGINAL MORTGAGEE: FIRST MIDWEST BANK

DATED: 08/15/2017 RECORDED: 08/23/2019

DOCUMENT/INSTRUMENT #: 1723518020

In the offices of the County Recorder of COOK, in the State of ILLINOIS

Property Address: 2223 WASHINGTON DRIVE, NORTHBROOK, IL. 60062

Legal Description ----- See Attached Exhibit "A"

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., by the officer duly authorized, has duly executed the foregoing instrument on the 19TH day of AUGUST, 2020.

Mortgage Electronic Registration Systems, Inc.

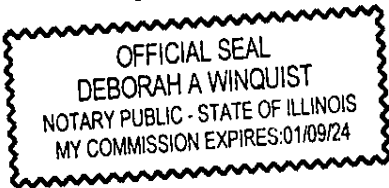
as Nominee for First Midwest Bank, its successors and assigns

By Haremia Parry

Its: Vice President for MERS

STATE OF ILLINOIS
COUNTY OF LAKE

On the 19TH day of AUGUST, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Haremia Parry, to me personally known, who being dully sworn by me, did say that she is the Vice President for **Mortgage Electronic Registration Systems, Inc.**, as Nominee for First Midwest Bank, its successors and assigns, and that said instrument was signed on behalf of said corporation.



Notary Public

My Commission Expires: 1-9-2024

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Property Address: 2223 WASHINGTON DRIVE, NORTHBROOK, IL. 60062
Permanent Real Estate Index Numbers (s): 04-14-304-016-0000
Clients Mailing Address: SAME

Lenders Loan Number: 2100017208
MIN: 1012094-0000000286-6

MERS Phone: 1-888-679-6377

Property of Cook County Clerk's Office

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Exhibit A

l) The leasehold estate (said leasehold estate being defined in Paragraph 1.C of the Alta leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by:
 Chicago Title Land Trust Company as Trustee under Trust Agreement dated July 17, 2007 and known as trust number 1114335 as lessor, and KZF Townhomes Ventures, L.L.C., as lessee, dated July 17, 2007, which lease was recorded July 18, 2007 as document 0719944005, and First Amendment recorded January 11, 2008 as document 0801131112 which lease demises the following described land for a term of years beginning July 17, 2007 and ending December 31, 2158 (except the buildings and improvements located on the Land):
 Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois.
 Excluded Parcel 0001 (EC-1 Plat-of-Highways)
 That part of Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan Road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds east, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77

UNOFFICIAL COPY**EXHIBIT "A" CONTINUED**

feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North Line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 176.00 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northern line of said Lot EC-1, being also the Southerly line of heretofore dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly

UNOFFICIAL COPY**EXHIBIT "A" CONTINUED**

line of Founders Drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.
 (II) Fee simple title in and to the building and all improvements (but excluding the Land) located on:

Unit Number 159 2223 Washington Drive in the Meadow Ridge Condominiums, as delineated on a survey

of the following described tract of Land:

Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and Ec-2, being a Subdivision of part of

the West Half of Section 14, and part of the Southeast Quarter of Section 15, all in Township 42 North,

Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004

as document number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

Excluded parcel 0001 (EC-1 Plat-of-Highways)

That part of Lot EC-1 in the final Plat of Subdivision of Techny parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, in

Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded

February 27, 2004 as document number 0405844049, described as follows: beginning at the most

Northerly corner of said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan Road as

monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses

and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of

curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77

feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet

to a point of tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a

point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of

10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of

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398.71 feet to a point of tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North Line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 56 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot EC-1, being also the Southerly line of heretofore dedicated. Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of Founders Drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the declaration of condominium recorded as document number 0829134106, amended by First Amendment recorded November 21, 2008 as document 0832645065, amended by Second Amendment recorded November 24, 2008 as document 0832945042, amended by Third Amendment recorded January 9, 2009 as