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Doc#: 2100417034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2021 09:25 AM Pg: 1 of 3

ILLINOIS
COUNTY OF **COOK (A)**
LOAN NO.: **0440387904**

PREPARED BY: **FIRST AMERICAN MORTGAGE SOLUTIONS**
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. **208-528-9895**

PARCEL NO. **07-10-101-039-1392**



RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR TCF NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey, to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **JULY 29, 2016** executed by **GRETA WOODS, AN UNMARRIED PERSON**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR TCF NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **AUGUST 18, 2016** as Instrument No. **1623155190** in the Office of the Recorder of Deeds for **COOK (A) County, State of ILLINOIS**.

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

PROPERTY ADDRESS: **75 KRISTIN CIR, 410 SCHAUMBURG, IL 60195**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **DECEMBER 02, 2020**.

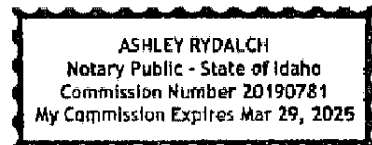
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS **NOMINEE FOR TCF NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS**

TAWNIA RAINEY, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **DECEMBER 02, 2020**, before me, **ASHLEY RYDALCH**, personally appeared **TAWNIA RAINEY**, known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR TCF NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20201124
FS8090112IM - LR - IL



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FS8090112IM – 0440387904 – WOODS

LEGAL DESCRIPTION

Parcel 1: Unit Number 75-410 in The Twelve Oaks at Schaumburg Condominium, as delineated on a survey of the following described tract of land: Lots 1, 2, Outlot "A" and Outlot "B" in Garden Glen, being a Subdivision in the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat recorded October 6, 1986 as Document 88450348, as amended by Amended Plat recorded December 28, 2006 as Document Number 0836209030, in Cook County, Illinois; which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0790209057; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: (Amanda Lane) Perpetual Non-Exclusive Easement for the benefit of Parcel 1 aforesaid created by Grant of Easement for ingress and egress recorded September 9, 1982 as Document 28345788 and amended by Instrument recorded September 15, 1988 as Document 88421690 over, under, across, along, through and upon the following described property: The North 27.0 feet of the South 37.0 feet of the East 673.82 feet of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, being a Bituminous Paved Drive with concrete curbing for ingress and egress, excepting therefrom the West 17.00 feet of the East 50.00 feet of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, lying South of the South line of a certain piece of property acquired by the Illinois State Toll Highway Commission, as a permanent easement recorded on April 23, 1967 as Document 16886123.

Parcel 3: (Lake Easement) Perpetual, Non-Exclusive Easement for the benefit of Parcel 1 aforesaid created by Grant of Easement for ingress and egress to, and use of Lake recorded September 9, 1982 as Document 28345788, and the Amendment thereto recorded June 15, 2008 as Document No. 0616610044, along, around and upon the following described property: That part of the East 1/2 of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: Commencing at a bronze marker at the Southeast corner of the Northwest 1/4 of said Section 10; thence South 87 degrees, 17 minutes, 13 seconds West along the South line of said Northwest 1/4 of Section 10, a distance of 671.54 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 262.00 feet; thence North 87 degrees, 17 minutes, 23 seconds East, a distance of 50.22 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 257.90 feet to the South back of existing curb of Kristin Drive (a Private Drive) for a point of beginning; thence South 87 degrees, 17 minutes, 23 seconds West along the back of curb, a distance of 8.95 feet to a point of curve; thence Westerly, Northerly and Easterly along the existing curb, existing curb forming an arc of a circle (convex Westerly, having a radius of 163.20 feet, chord North 22 degrees, 12 minutes, 46 seconds West, a distance of 288.82 feet), a distance of 377.00 feet to the point of tangency; thence North 48 degrees, 17 minutes, 36 seconds East along the back of the North Curb, a distance of 199.86 feet to a point of curve; thence Easterly along the arc of a circle (convex North, along the North back of existing curb, having a radius of 233.96 feet, chord North 51 degrees, 12 minutes, 31 seconds East, a distance of 23.83 feet), a distance of 23.82 feet to the end of the existing curb; thence continuing along the arc of the last described circle, (chord North 66 degrees, 12 minutes, 31 seconds East, a distance of 97.70 feet), a distance of 98.43 feet to the point of tangency; thence North 78 degrees, 17 minutes, 05 seconds, a distance of 336.52 feet to a point of curve; thence Easterly along the arc of a circle (convex North having a radius of 627.57 feet, chord North 84 degrees, 03 minutes, 26 seconds East, a distance of 106.12 feet), a distance of 106.30 feet to the West line of the land, granted to the Illinois State Toll Highway Commission for Perpetual Easement in Document 16886123; thence South 00 degrees, 05 minutes, 04 seconds East along the last described line, a distance of 479.31 feet to the back line of the existing North curb of Kristin Drive, (a Private Drive); thence South 87 degrees, 22 minutes, 08 seconds West along the back of said North curb of Kristin Drive, a distance of 125.18 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 61.82 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 36.88 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 50.00 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 11.30 feet; thence North 02 degrees, 42 minutes, 37 seconds West along a line 5.00 feet East of and parallel with the East wall of an existing one-story brick building, a distance of 66.86 feet; thence South 87 degrees, 17 minutes, 23 seconds West along a line 5.00 feet North of and parallel with said building, a distance of 109.34 feet; thence North 02 degrees, 40 minutes, 22 seconds East, a distance of 9.93 feet; thence South 87 degrees, 19 minutes, 38 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the Northerly swimming pool fence, a distance of 102.88 feet; thence South 02 degrees, 53 minutes, 22 seconds

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East along a line 5.00 feet Westerly of and parallel with the centerline of the corner posts of the existing swimming pool fence, a distance of 50.27 feet; thence South 87 degrees, 21 minutes, 39 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the tennis court fence, a distance of 132.35 feet; thence South 02 degrees, 39 minutes, 52 seconds East along a line 5.00 feet Westerly of and parallel with the centerline of the corner posts of existing tennis court fence, a distance of 139.95 feet to the back of the aforesaid North curb of Kristin Drive, (a Private Drive); thence South 87 degree, 22 minutes, 08 seconds West along the North curve of Kristin Drive, a distance of 59.83 feet; thence South 02 degrees, 42 minutes, 37 seconds East, a distance of 27.70 feet to the point of beginning, in Cook County, Illinois.

Parcel 4: Easements contained in the Grant of Facilities Easement Agreement dated March 28, 1988 and recorded September 15, 1988 as Document 88421687 by and among LaSalle National Bank, as Trustee under Trust Agreement dated February 12, 1981 and known as Trust Number 103671, Twenty-One Kristin Limited Partnership, American National Bank and Trust Company, as Trustee under Trust agreement dated October 15, 1985 and known as Trust Number 65791, and Garden Glen Limited Partnership, Amendment recorded May 5, 1989 as Document 89433403, and the Amendment thereto recorded June 15, 2008 as Document No. 061861084; (A) under, along, across and through the storm water facilities premises, as defined therein to accept and carry storm water, (B) under, along, across and through the storm water facilities premises to connect to and use the storm water facilities, (C) in, over, along, through and across the Lake Easement Parcel and the Lake for surface drainage of storm water and for the use of the Lake to accept, detain and retain storm water drainage; and (D) in, over, under, along, through and across, for a right of entry, the Kristin property, as defined therein, for the purpose of exercising the rights to maintain and repair the facilities, as defined therein.