

UNOFFICIAL COPY



Doc# 2102701001 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 09:45 AM PG: 1 OF 4

Prepared and Requested By:
Tillie Allen
573-221-6425 Ext 308
F & M Bank and Trust Co
PO Box 938
Hannibal MO 63401

When Recorded Mail To:
F & M Bank and Trust Co
PO Box 938
Hannibal, MO 63401

Grantee's Address
Steven Cohen
1488 Berkley Ct
Deerfield IL 60015-2114

DEED OF RELEASE

Loan Number: 112001181

Date of Document: 11/30/2020

WHEREAS, Steven Cohen, married to Heidi S Cohen, by his Mortgage, dated the 30th day of January, 2012, and recorded in the Recorder's office in and for Cook County, Illinois, in Doc # 1205510040, Pages 1-20, conveyed to the Trustee therein named, certain real estate, to secure the payment of certain Note or Notes in said Mortgage described and set forth; and whereas, the said have fully paid and satisfied said Mortgage and Note or Notes, and are justly and legally entitled to a full release of the said Mortgage and Note or Notes,

NOW THEREFORE, the undersigned, F&M Bank and Trust Co., GRANTOR, present holder and legal owner of said Mortgage and Note or Notes, does hereby REMISE, RELEASE AND QUIT-CLAIM UNTO Steven Cohen, GRANTEE(S), and the present owner(s), and their heirs and assigns, the real estate in said Mortgage described, situated in the County of Cook, state of Illinois, to-wit:

See attached Exhibit "A".

03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

UNOFFICIAL COPY

TO HAVE AND TO HOLD THE SAME, with all the appurtenances thereto belonging free and clear and discharged from the encumbrance of said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this 30th day of November, 2020.

F & M Bank and Trust Co.
BY: *Carl Watson* President and CEO
Carl Watson President and CEO

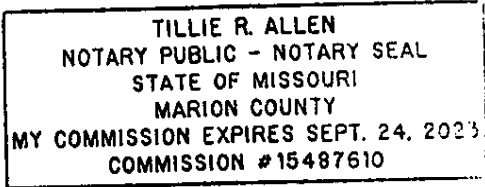


Attest:

STATE OF MISSOURI)
) ss.
County of Marion)

On this 30th day of November, 2020, before me personally appeared Carl Watson, to me personally known, who being duly sworn did say that he is President and Chief Executive Officer of F & M Bank and Trust Co., that the seal affixed to this instrument is the corporate seal of said corporation and that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said Carl Watson acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Tillie R. Allen
Tillie R Allen Notary Public
Marion County

My Commission Expires: 09/24/2023
Commission # 15487610
Cohen / 112001181

UNOFFICIAL COPY**EXHIBIT "A"**

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS

UNIT 40486

PARCEL 1 : THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF IS FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT) THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 0.80 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 72.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES, 45 MINUTES, 32 SECONDS EAST 20.52 FEET; THENCE SOUTH 00 DEGREES, 15 MINUTES, 00 SECONDS EAST 11.33 FEET; THENCE NORTH 89 DEGREE, 46 MINUTES, 45 SECONDS EAST 21.07 FEET, THENCE NORTH 00 DEGREE, 33 MINUTES, 23 SECONDS WEST 8.95 FEET; THENCE SOUTH 09 DEGREES, 44 MINUTES, 19 SECONDS WEST 0.37 FEET; THENCE NORTH 00 DEGREES, 16 MINUTES, 99 SECONDS WEST 11.46 FEET) THENCE NORTH 23 DEGREES, 45 MINUTES, 32 SECONDS WEST 20.90 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 22.53 FEET TO THE POINT OF BEGINNING.

WITH AN EASEMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELVATION 457.5 (CHICAGO CITY DATUM)

UNOFFICIAL COPY

PARCEL 2;

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 08128213.

BEING THE SAME PARCEL AS THAT CONVEYED BY DEED TO STEVEN COHEN FROM MARQUETTE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNER THE PROVISION OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 31ST DAY OF DECEMBER 1986 AND KNOWN AS TRUST NUMBER 11519, DATED JANUARY 4, 1999, RECORDED JANUARY 22, 1999, IN INSTRUMENT NO. 99069686, IN THE AFORESAID LAND RECORDS.

PARCEL ID/PROPERTY TAX ID: 14-17-315-034-0000

4048 N CLARK STREET # G

CHICAGO, ILLINOIS 60613

Cook County Clerk's Office