

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

KAREN STUBBLEFIELD  
PNC BANK, NATIONAL ASSOCIATION  
P.O. BOX 8820  
DAYTON, OH 45482



Doc# 2104828004 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 09:55 AM PG: 1 OF 3

1320002567

ADRIAN STAVER

PO Date: 12/08/2020

FOR PROTECTION OF OWNER, THIS  
RELEASE SHALL BE FILED WITH THE  
RECORDER OR THE REGISTRAR OF  
TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED. MIN# 100392411201647198  
MERS PHONE: 1-888-679-6377

## RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

ADRIAN STAVER AND NATALIA STAVER

to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR FAIRWAY  
INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHWESTERN MORTGAGE GROUP ITS

SUCCESSORS AND ASSIGNS dated December 20, 2016 calling for the original principal sum of dollars  
(\$60,000.00), and recorded in Mortgage Record, page and/or instrument # 1701712042, of the records in the office  
of the Recorder of COOK COUNTY, ILLINOIS, more particularly described as follows, to wit:

5300 CARRIAGEWAY DR APT 103, ROLLING MEADOWS II - 60008

Tax Parcel No. 08-08-301-058-1003

SEE ATTACHED FOR LEGAL DESCRIPTION

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they  
being thereto duly authorized, this 24th day of December, 2020.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR FAIRWAY  
INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHWESTERN MORTGAGE GROUP ITS  
SUCCESSORS AND ASSIGNS

By

WENDY M HAIRE

Its ASSISTANT SECRETARY

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MIN# 100392411201647198 MERS PHONE: 1-888-679-6377

ADRIAN STAVER

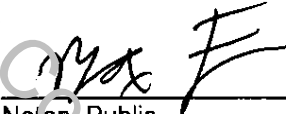
State of OHIO )  
County of MONTGOMERY COUNTY ) SS:

Before me, the undersigned, a Notary Public in and for said County and State this 24th day of December, 2020, personally appeared WENDY W. HAIRE, ASSISTANT SECRETARY, of

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHWESTERN MORTGAGE GROUP ITS SUCCESSORS AND ASSIGNS

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal

  
\_\_\_\_\_  
Notary Public  
**MAX FLOHRE**  
My commission expires **11/2/2021**



MAX FLOHRE, NOTARY PUBLIC  
Residence - MONTGOMERY  
State Wide Jurisdiction, Ohio  
Expiration Date **NOVEMBER 2, 2021**  
Commission # 2016-RE-615241

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EXHIBIT A

## LEGAL DESCRIPTION

## Legal Description: PARCEL 1:

UNIT NUMBER 103, IN CARRIAGE WAY COURT BUILDING NUMBER 5300 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 5 IN THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 5; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 5 AFORESAID 249.85 FEET; THENCE NORTH 90 DEGREES WEST (AT RIGHT ANGLES THERETO) 13.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 31 MINUTES 10 SECONDS WEST 233.00 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 50 SECONDS WEST 89.50 FEET; THENCE SOUTH 22 DEGREES 31 MINUTES 10 SECONDS EAST 233.00 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 50 SECONDS EAST 89.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25945970 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNERS' ASSOCIATION DATED JULY 9, 1981 AND RECORDED JULY 22, 1981 AS DOUCMENT 25945335 AND AS SET FORTH IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND RECORDED JULY 22, 1981 AS DOCUMENT 25945355 TO JONATHAN A. KRUGER AND MARY ELLEN KRUGER DATED AUGUST 30, 1981 AND RECORDED OCTOBER 27, 1981 AS DOCUMENT 26039654.

## PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENT DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979 AND RECORDED JANUARY 3, 1980 AS DOCUMENT 25303070 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST HALF OF THE WEST HALF OF SECITON 8 AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRAIN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HIBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP RECORDED JUNE 20, 1969 AS DOCUMENT 20877478 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 08-08-301-058-1003 Vol. 049

Property Address: 5300 Carriageway Drive, Unit 103, Rolling Meadows, Illinois 60008