

PRECISION TITLE



RELEASE DEED

Doc#: 2108818055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2021 08:18 AM Pg: 1 of 3

PTC20 VS513 #12

KNOW ALL MEN BY THESE PRESENTS, THAT, CHICAGO TITLE LAND TRUST COMPANY, a corporation of the State of Illinois, as Trustee (or as successor trustee to all prior assignees) in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

PERIDOT PAPPAS

the heirs, legal representatives and assigns of the grantee or grantees herein, (or if the grantee is a corporation, its successor and assigns) all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Trust Deed, recorded (or registered) in the Recorder's Office of COOK County, in the State of Illinois, as Document Number **1716539122** to the premises situated in the said County, State of Illinois, described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

together with all appurtenances and privileges thereunto belonging or appertaining.

PIN: 13-18-409-034-1047

PROPERTY ADDRESS: 6530 W. IRVING PARK ROAD, UNIT 607, CHICAGO, IL 60634

FOR THE PROTECTION OF THE OWNER, THIS RELEASE MUST BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

IN WITNESS WHEREOF, as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate Seal to be hereto affixed.



Date: March 5, 2021
CHICAGO TITLE LAND TRUST COMPANY

As trustee as Aforesaid

By: _____

[Handwritten Signature]
Vice President

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State of Illinois)

SS

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 5th day of March, 2021.

Rachel Huitsing

Notary Public



This instrument was prepared by:
Kelli A. Wyzykowski
Chicago Title Land Trust Company
10 South LaSalle Street, Suite 2750
Chicago, IL 60603

Mail to: Peridot Papp, 6530 W. Irving Park Road, Unit 607, Chicago, IL 60634

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 607 IN MERRIMAC SQUARE CONDOMINIUM NO. 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT 92042350; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INT IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-47 AND STORAGE SPACE NO. S-4 7, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93337398, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office