

UNOFFICIAL COPY

Doc#: 2222742065 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2022 10:54 AM Pg: 1 of 2

When recorded mail to:
Evergreen Bank Group
1515 W. 22nd St., Suite 100W
Oak Brook, IL 60523

This instrument was prepared by:
Evergreen Bank Group
1515 W. 22nd St., Suite 100W
Oak Brook, IL 60523

BW22062362 1043

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that Evergreen Bank Group, a/k/a Evergreen Private Bank, a/k/a Evergreen Community Bank, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim ASHLEY LYNNE BAKE, AN UNMARRIED WOMAN, Heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage or Trust Deed, bearing the date the 29th of May A.D. 2015 and recorded in the Recorder's Office of Cook County, in the State of Illinois on the 2nd day of July A.D. 2015 as Document Number 1518341108 to the premises therein described situated in the County of Cook, State of Illinois, as follows, to wit:

Parcel 1:

LOT NO 3 IN THE 1037 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 31.02 FEET OF THE EAST 106.60 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TURSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST 112 OF THE NORTHEAST ¼ OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST 26.64 FEET OF THE EAST 106.56 FEET OF AFORESAID TRACT, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 0621918064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Parcel 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-3) A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0621918064 IN COOK COUNTY, ILLINOIS.

Parcel 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 050543909. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECEIVED AND STIPULATED AT LENGTH HEREIN.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

UNOFFICIAL COPY

P.I.N. 17-17-211-039-1003

REAL PROPERTY COMMONLY KNOWN AS: 1037 W. Monroe St Unit #3, Chicago, IL 60607

Together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, The Evergreen Bank Group has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President and attested by its Officer, This 15th day of June A.D. 2022.

EVERGREEN BANK GROUP

By: *Elizabeth K Pierson*
Elizabeth K Pierson
Vice President

EVERGREEN BANK GROUP

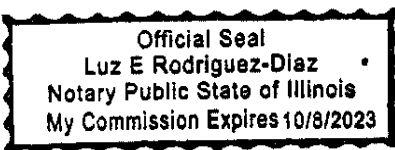
Attest: *Kate Ciapponi*
Kate Ciapponi
Officer

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

STATE OF ILLINOIS
COUNTY OF
COOK

I, Luz E Rodriguez-Diaz

A notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth K Pierson personally known to me to be the Vice President of the Evergreen Bank Group and Kate Ciapponi personally known to me to be the Officer of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as of said corporation, and caused the Corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 15th day of June A.D 2022



Luz E Rodriguez-Diaz
Notary Public