

# UNOFFICIAL COPY

Doc#. 2228455314 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2022 03:03 PM Pg: 1 of 3

PTR-80000 2/3  
**RELEASE**

**Prepared by:**

Michael Grabill  
Olson, Grabill & Flitcraft  
707 Skokie Blvd., Suite 420  
Northbrook, IL 60062

**Mail to:**

Michael S. Strauss, Esq.  
Strauss Malk & Feder LLP  
135 Revere Drive  
Northbrook, IL 60062

WHEREAS, Michael Strauss, not individually, but solely as Trustee of the PFR TRUST U/A/D DECEMBER 10, 2012, the undersigned, recorded on November 7, 2018, as document number 1831118105 in the office of the Recorder of Deeds, Cook County, Illinois, a Mortgage and Security Agreement against Ross Fiermarini, for the following described property:

See attached legal description

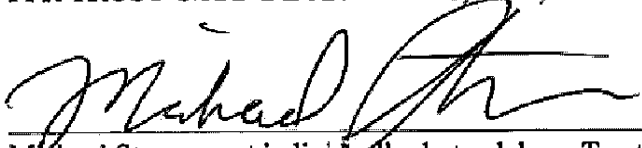
Permanent Index Number: 17-05-107-051-1002

Address of Property: 1451 N. Ashland Ave., Unit #2S, Chicago IL 60622

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned does hereby satisfy and release said Mortgage and hereby authorize and request the said Recorder of Deeds to enter satisfaction and release thereof on the proper Record in his office.

Dated: September 12, 2022

PFR TRUST U/A/D DECEMBER 10, 2012,

  
Michael Strauss, not individually, but solely as Trustee

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Strauss, trustee of the PFR TRUST U/A/D DECEMBER 10, 2012, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of September, 2022.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

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## EXHIBIT 'A' / LEGAL DESCRIPTION

**PARCEL 1:**

UNIT NO. 2S IN THE 1451 NORTH ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 97 AND 98 EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533210129 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-2, S-6, R-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0533210129.

**PARCEL 3:**

EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE 'COMMERCIAL SPACE' PORTION OF THE LAND AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533210128, IN COOK COUNTY, ILLINOIS.

PARCEL ID: 17-05-107-051-1002