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Doc#. 2232245198 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2022 12:50 PM Pg: 1 of 4

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Prepared By:
WINTRUST MORTGAGE (WINTRUST)
CHARITY KELLING
9700 W. Higgins Road
Rosemont, IL 60018
MERS SIS # 888-679 5377 MIN: 100031220001656813

SATISFACTION OF MORTGAGE



FOR THE PROTECTION OF THE 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.


Know all men by these presents, that Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for WINTRUST MORTGAGE A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., its successors and assigns, P.O. BOX 2026, FLINT, MI, 48501-2026, does hereby certify that a certain Mortgage, bearing the date 11/17/2020, made by H RUSSELL WELLER AND DIANNE J WELLER AS TRUSTEES OF THE H. RUSSELL WELLER AND DIANNE J. WELLER TRUST AGREEMENT DATED 07/10/1997, AMENDED 01/04/2002 to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for WINTRUST MORTGAGE A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., its successors and assigns on real property located Cook County, in State of Illinois, with the address of 2139 CLARIDGE LN, NORTHBROOK, IL, 60062 and further described as:

Parcel ID Number: 04-14-301-075-0000, and recorded in the office of Cook County, as Instrument No: 2036512040, on 12/30/2020, is fully paid, satisfied, or otherwise discharged.

Description/Additional information: See attached LEGAL DESCRIPTION.
Loan Amount: \$492,000.00

Dated this 11/08/2022

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for WINTRUST MORTGAGE A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., its successors and assigns


By Jonica Clark
Assistant Vice President

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STATE OF ILLINOIS, COOK COUNTY

On November 08, 2022 before me, the undersigned, a notary public in and for said state, personally appeared **Jonica Clark, Assistant Vice President of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for WINTRUST MORTGAGE A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., its successors and assigns** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public Richard Daniels



Commission Expires: 01/18/2026

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 20031879RM

For APN/Parcel ID(s): 04-14-301-075

PARCEL 1: AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT APRIL 29, 1991 AND KNOWN AS TRUST NUMBER 84707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NUMBER 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NUMBER 97141059, AS AMENDED BY THAT CERTAIN JOINED TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NUMBER 97848934 AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD SOUTH OF TECHNY ROAD, IN NORTHBROOK, COOK COUNTY, ILLINOIS.

PIN: 04-14-301-004

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 68

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 508.88 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 865.88 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2135 AND 2139 CLARIDGE LANE); FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT 13 COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE, 1) SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST 8.04 FEET; 2) SOUTH 31 DEGREES 37 MINUTES 03 SECONDS EAST 5.00 FEET; 3) SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST 2.00 FEET; 4) SOUTH 31 DEGREES 37 MINUTES 03 SECONDS EAST 9.92 FEET; 5) SOUTH 13 DEGREES 22 MINUTES 57 SECONDS WEST 7.54 FEET; 6) SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST 2.37 FEET; 7) SOUTH 31 DEGREES 37 MINUTES 03 SECONDS WEST 55.50 FEET; 9) NORTH 31 DEGREES 37 MINUTES 03

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LEGAL DESCRIPTION

(continued)

SECONDS WEST 21.58 FEET; 10) NORTH 58 DEGREES 22 MINUTES 57 SECONDS EAST 25.42 FEET; 11) NORTH 31 DEGREES 37 MINUTES 03 SECONDS WEST 20.17 FEET; 12) SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST 5.00 FEET; 13) NORTH 31 DEGREES 37 MINUTES 03 SECONDS WEST 7.04 FEET, THENCE NORTH 58 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 62.82 FEET; THENCE SOUTH 31 DEGREES 37 MINUTES 03 SECONDS EAST 17.21 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS

PARCEL 2: FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NUMBER 7829996 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL 3: EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

Office of Cook County Clerk's Office