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

Doc#: 2234228307 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2022 02:26 PM Pg: 1 of 4

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. ANN. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that **JPMORGAN CHASE BANK, N.A.**, owner of record of a certain mortgage from **CHARLES W MARTIN AND ELLA K MARTIN** to **JPMORGAN CHASE BANK, N.A.**, dated **10/13/2009** and recorded on **10/23/2009**, in Book N/A at Page N/A, and/or as Document **0929615033** in the Recorder's Office of **Cook County, State of Illinois**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Legal Description: **See exhibit A attached**

Tax/Parcel Identification number: **04-14-301-054-0000**

Property Address: **2115 ROYAL RIDGE DR NORTHBROOK, IL 60062**

It is not a release of the obligation under the Note as said obligation has not been fully paid. Absent a separate agreement in writing providing otherwise, the debt remains in full force and effect.

Witness the due execution hereof by the owner of said mortgage on **12/07/2022**.

JPMORGAN CHASE BANK, N.A.



Angela Williams

Vice President - Document Execution

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STATE OF Louisiana }
PARISH OF OUACHITA } s.s.

On 12/07/2022, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, N.A.** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Mary Blanche

Mary Blanche - 64436, Notary Public
Lifetime Commission

MARY BLANCHE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 64436

Prepared by/Record and Return to:

LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROELA71203
Telephone Nbr: 1-866-756-8747

Loan No.: 1547442172

Property of Cook County Clerk's Office

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LOAN NUMBER: 1547442172

EXHIBIT A

The following described property:

Parcel I:

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 dated April 29, 1991 and known as Trust No. 94707, 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 No. 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 No. 97141059, as amended by that certain joinder 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 No. 97846934, 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 Half 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 No. 97818381.

Commonly known as Techny Parcel E-1 located on the East side of Waukegan Road, South of Techny Road, in Northbrook, Illinois.

Each with the respect solely to the building site identified and legally described as follows:

Building Site 47

That part of Lot 1 in the Planned Unit Development of Royal Ridge, being a Subdivision of part of the West Half 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

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1; thence North 01 degrees 04 minutes 54 seconds East along the East line of said Lot 1 a distance of 1176.38 feet; thence North 88 degrees 55 minutes 06 seconds West 717.68 feet to the exterior corner of a concrete foundation for a duplex residence (known as 2115 and 2121 Royal Ridge Drive) thence along a line following the next (6) Six courses and distances coincident with the exterior foundation wall of said residence; 1) South 52 degrees 29 minutes 14 seconds West 55.50 feet; 2) North 37 degrees 30 minutes 46 seconds West 21.58 feet; 3) North 52 degrees 29 minutes 14 seconds East 25.42 feet; 4) North 37 degrees 30 minutes 46 seconds West 20.17 feet; 5) South 52 degrees 29 minutes 14 seconds West 5.00 feet; 6) North 37 degrees 30 minutes 46 seconds West 7.04 feet to the centerline of a party wall for a place of beginning; thence along a line following the next Thirteen (13) courses and distances coincident with the exterior foundation wall of said residence; 1) North 37 degrees 30 minutes 46 seconds West 7.08 feet; 2) North 52 degrees 29 minutes 14 seconds East 5.00 feet; 3) North 37 degrees 30 minutes 46 seconds West 20.17 feet; 4) South 52 degrees 29 minutes 14 seconds West 25.42 feet; 5) North 37 degrees 30 minutes 45 seconds West 21.58 feet; 6) North 52 degrees 29 minutes 14 seconds East 55.50 feet; 7) South 37 degrees 30 minutes 46 seconds East 11.33 feet; 8) North 52 degrees 29 minutes 14 seconds East 2.37 feet; 9) South 82 degrees 30 minutes 46 seconds East 7.54 feet; 10) South 37 degrees 30 minutes 46 seconds East 10.92 feet; 11) North 52 degrees 29 minutes 14 seconds East 2.00 feet; 12) South 37 degrees 30 minutes 46 seconds East 4.00 feet; 13) North 52 degrees 29 minutes 14 seconds East 3.64 feet; thence South 37 degrees 30 minutes 46 seconds East 17.29 feet to the Centerline of a party wall; thence South 52 degrees 29 minutes 14 seconds West 52.82 feet to the place of beginning, in Cook County, Illinois (the "Building Site").

Parcel II:

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 which is located on portions of the Common Area (as defined in that certain Declaration of Covenants, Conditions, Restrictions, easements and 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 No. 97820006) (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 III:

Easements appurtenant to Parcels 1 and 2 for the benefit of such parcels as set forth in the aforesaid Declaration.