

# UNOFFICIAL COPY



RELEASE DEED

Doc#: 2301916000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/19/2023 09:27 AM Pg: 1 of 3

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 re Fidelity National Title

LANCE FRIEDMA

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 1023935088 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: 13-22-309-048-0000 and 13-22-309-056-0000  
PROPERTY ADDRESS: 3400 N. Knox Avenue, Chicago, IL 60641

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: December 30, 2022  
CHICAGO TITLE LAND TRUST COMPANY

As trustee as Aforesaid

By:

Vice President

FIDELITY NATIONAL TITLE

CH 27029145

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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 30th day of December, 2022.



Notary Public

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



Mail to: Renee Kalman, 100 N. La Salle Street, Ste. 1605, Chicago, IL 60602

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOTS 3 AND 4 IN BLOCK 3 IN E.L. SMITH'S ADDITION TO IRVING PARK, A SUBDIVISION IN THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1871 AS DOCUMENT 104530, IN BOOK 173 OF MAPS, PAGE 47 AND RE-RECORDED JANUARY 3, 1872 AS DOCUMENT 7672, IN BOOK 1 OF PLAT, PAGE 13, IN COOK COUNTY, ILLINOIS.

ALSO; A PART OF LOT 2 IN BLOCK 3 IN E.L. SMITH'S ADDITION TO IRVING PARK, BEING THE NORTH % OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 5 ACRES) WHICH PART OF LOT 2 IS PREVIOUSLY OCCUPIED BY BUILDING STRUCTURE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 2, WHICH IS 6.91 FEET EAST FROM THE SOUTHWEST CORNER THEREOF AND AT THE WEST FACE OF A BRICK BUILDING AND RUNNING; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, AND ALONG THE SAID WEST FACE OF BUILDING, A DISTANCE OF 3.0 FEET TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE EAST ALONG THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 25.23 FEET TO ANOTHER CORNER OF SAID BUILDING WHICH IS 2.75 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF LOT 2 AND ALONG AN EAST FACE OF SAID BUILDING, A DISTANCE OF 2.43 FEET TO AN ANGLE IN SAID BUILDING WHICH IS .32 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE EAST ALONG ANOTHER NORTH FACE OF SAID BUILDING, A DISTANCE OF 21.97 FEET TO ANOTHER CORNER OF SAID BUILDING WHICH IS .26 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF LOT 2 AND ALONG THE EAST FACE OF SAID BUILDING, A DISTANCE OF .26 FEET TO SAID SOUTH LINE OF LOT 2, AND THENCE WEST ALONG A SOUTH LINE OF LOT 2, A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.