

# UNOFFICIAL COPY

**RECORDING REQUESTED BY:**

Poppy Bank  
 438 First Street  
 Santa Rosa, CA 95401  
 Prepared by:  
 Ellen Johnson, Loan Operations  
 Poppy Bank  
 438 First Street  
 Santa Rosa, CA 95401

**WHEN RECORDED MAIL TO:**

Poppy Bank  
 438 First Street  
 Santa Rosa, CA 95401

Loan #: XXXXXX4403



Doc# 2400928015 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/09/2024 10:27 AM PG: 1 OF 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

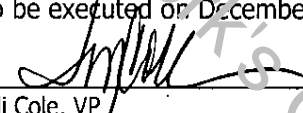
## FULL RECONVEYANCE

The undersigned, Poppy Bank, as the present Beneficiary, as the owner and holder of the Note secured by a Mortgage dated February 2, 2023, made by Meacham Acquisition Company, LLC, an Illinois Limited Liability Company as Trustor(s), to Poppy Bank, as Beneficiary, which Mortgage was recorded on February 17, 2023, as instrument No. 2304855096 in the Official Records of the County of Cook, State of Illinois.

Poppy Bank, as Lender under the above Mortgage, and as said owner and holder and in accordance with the provisions of said Mortgage, does hereby GRANT AND RECONVEY WITHOUT WARRANTY TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO ALL, the estate now held by it under said Mortgage in and to that portion of the property described as follows: 870 N. Meacham Road, Schaumburg, IL 60173, PIN 07-13-101-021-0000 as further described in the Exhibit A attached hereto and by this reference made a part hereof

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied

IN WITNESS WHEREOF the Trustee have caused this instrument to be executed on December 7, 2023

  
 Judi Cole, VP  
 Poppy Bank

### CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

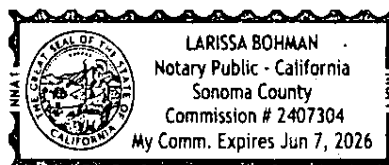
State of California )  
 County of Sonoma )

On 12/13/2023 before me, LARISSA BOHMAN, Notary Public, personally appeared Judi Cole who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted; executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Notary Signature



S Y  
 P 2  
 S Y-1  
 SC     
 INT RV

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## EXHIBIT "A"

### Legal Description

PARCEL 1 LOT 2 IN SDG SCHAUMBURG RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2014 AS DOCUMENT 1435234060, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 17, 2013 AS DOCUMENT 1335119128 AND AMENDED BY DOCUMENT 1435214061 FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS BETWEEN LOTS 1 AND 2 IN THE SDG SCHAUMBURG RESUBDIVISION.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 8, 2003 AS DOCUMENT 0318919006 AND AMENDED BY DOCUMENT NO. 1333750128 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER A PORTION OF THE SOUTHEAST CORNER OF LOT 13 IN ANDERSON'S WOODFIELD PARK SUBDIVISION AS DEPICTED ON EXHIBIT D ATTACHED THERETO

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT DATED MAY 13, 2019 AND RECORDED MAY 16, 2019 AS DOCUMENT 1913606045 FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAVEL OVER THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND, DEPICTED ON THE SITE PLAN:

LOT 1 IN ANDERSON'S SECOND RESUBDIVISION OF LOT IN ANDERSON'S RESUBDIVISION OF LOT 11 (EXCEPTING THAT PART THEREOF TAKEN FOR THE WIDENING OF THE STATE PARKWAY PER DOCUMENT NO. 24195668 RECORDED NOVEMBER 16, 1977) IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1980 AS DOCUMENT 25547924.

Cook County Clerk's Office