

UNOFFICIAL COPY

RELEASE

Doc#. 2403041152 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2024 12:37 PM Pg: 1 of 2

WHEREAS, Kyla Klein and Philip Kaplan, the undersigned, recorded a Memorandum of Agreement dated 12/15/2023 and recorded on 12/19/2023 as document number 2335313681 in the office of the Recorder of Deeds, Cook County, Illinois, a Memorandum of Agreement on the following described property:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: See attached
Address of Property: 4363 W. Bryn Mawr, Chicago, Illinois 60646

NOW THEREFORE, for good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned do hereby satisfy and release said Memorandum of Agreement and hereby authorize and request the said Recorder of Deeds to enter this satisfaction and release thereof on the proper Record.

DATED this 26 day of January, 2024.

Kyla Klein
Kyla Klein

Philip Kaplan
Philip Kaplan

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Kyla Klein and Philip Kaplan personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that said instrument was signed in my presence.

Signed and sworn before me this 26 day of January, 2024.

Jack Santry
NOTARY PUBLIC



Prepared by ✶

Mail to: Kolpak Law Group LLC 6767 N. Milwaukee Ave #202 Niles, IL 60714

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LEGAL DESCRIPTION

Permanent Index Numbers:

13-10-204-003-0000, 13-10-200-027-0000, 13-10-200-030-0000, 13-10-204-007-0000

Property Address: 4363 W. Bryn Mawr Avenue, Chicago, IL 60646

Legal Description:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 (ALSO BEING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10); THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 81.0 FEET TO THE NORTHWEST CORNER OF MATTHEW YOUSEPH'S SUBDIVISION; THENCE SOUTH 10 DEGREES 31 MINUTES, 32 SECONDS WEST ALONG THE WESTERLY LINE OF SAID MATTHEW YOUSEPH'S SUBDIVISION A DISTANCE OF 127.0 FEET TO A POINT 125.00 FEET SOUTH (AS MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10); THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST ALONG A LINE THAT IS 125.00 FEET SOUTH (MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10) OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (ALSO BEING THE SOUTH LINE OF SAID MATTHEW YOUSEPH'S SUBDIVISION), A DISTANCE OF 80.90 FEET TO A POINT 20.00 FEET NORTHWESTERLY (AS MEASURED PERPENDICULARLY TO THE CENTER LINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD COMPANY (FORMERLY KNOWN AS CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AND 125.00 FEET SOUTH (MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10) OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE SOUTHEAST CORNER OF SAID MATTHEW YOUSEPH'S SUBDIVISION); THENCE SOUTH 30 DEGREES 36 MINUTES 19 SECONDS WEST ALONG A LINE THAT IS 20.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, A DISTANCE OF 493.49 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 22 SECONDS WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 62.69 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS WAS ESTABLISHED BY CONDEMNATION DATED JULY 8, 1903; THENCE NORTH 25 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 400.54 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10), SAID POINT BEING 190.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10); THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10), A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.