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ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/11/2024 1:28 PM

PAGE: 1 OF 9

145012

FULL SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

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

KNOW ALL MEN BY THESE PRESENTS, that TIME BANK, f/k/a PARK RIDGE COMMUNITY BANK, a banking corporation existing under the laws of the State of Illinois, (hereinafter referred to as "Bank") for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby CONVEY, RELEASE and QUIT CLAIM unto 7820 MADISON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY of the County of Cook and State of Illinois, all the right, title, interest claim or demand whatsoever it may have acquired in through or by a certain Mortgage, Assignment of Rents and Negative Pledge Agreement, dated the 19th day of October, 2020 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Nos. 2103201341, 2103201342 and 2103201343, respectively, and Mortgage, Assignment of Rents and Negative Pledge Agreement, dated the 19th day of October, 2020 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Nos. 2109720266, 2109720267 and 2109720268, respectively, to the premises therein described as follows, to-wit:

SEE "EXHIBIT A", which is attached to this Full Satisfaction and Release of Mortgage and Assignment of Rents and made a part of this Full Satisfaction and Release of Mortgage and Assignment of Rents as if fully set forth herein.

Common Addresses: 7820 MADISON ST., RIVER FOREST, IL 60305; 7828 MADISON ST., RIVER FOREST, IL 60305; 13 FOREST AVE., RIVER FOREST, IL 60305; 15 FOREST AVE., RIVER FOREST, IL 60305; 21 FOREST AVE., RIVER FOREST, IL 60305; 23 FOREST AVE., RIVER FOREST, IL 60305; 27 FOREST AVE., RIVER FOREST, IL 60305; 29 FOREST AVE., RIVER FOREST, IL 60305; 35 FOREST AVE., RIVER FOREST, IL 60305; 37 FOREST AVE., RIVER FOREST, IL 60305; 39 FOREST AVE., RIVER FOREST, IL 60305 AND 43 FOREST AVE., RIVER FOREST, IL 60305.

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FULL SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

P.I.N. #s 15-12-313-082-0000; 15-12-313-078-0000; 15-12-313-071-0000; 15-12-313-072-0000; 15-12-313-062-0000; 15-12-313-063-0000; 15-12-313-065-0000; 15-12-313-066-0000; 15-12-313-056-0000; 15-12-313-057-0000; 15-12-313-058-0000 and 15-12-313-060-0000.

situated in the City of River Forest, County of Cook and State of Illinois together with all appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, the bank has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE PRESIDENT, and attested by its VICE PRESIDENT, this 15th day of January, 2024.

TIME BANK,
PARK RIDGE, ILLINOIS

BY: Maureen Nolan-Moran
Maureen Nolan-Moran, Vice President

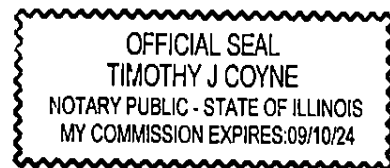
ATTEST: John Hunt
John Hunt, Vice President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maureen Nolan-Moran, personally known to me to be the Vice President of TIME BANK, an Illinois banking corporation, and John Hunt, personally known to me to be the Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument as such officers of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, the 15th day of February, 2024.

Timothy J. Coyne
Notary Public

THIS DOCUMENT PREPARED BY:
Maureen Nolan-Moran
Time Bank
626 W. Talcott Road
Park Ridge IL 60068



UNOFFICIAL COPY

FULL SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

DELIVER TO:

Time Bank

626 W. Talcott Road

Park Ridge, IL 60068

Loan No. 53612060

Property of Cook County Clerk's Office

UNOFFICIAL COPY

"EXHIBIT A"

LEGAL DESCRIPTION:

Lot 29 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **7820 Madison Street, River Forest, IL 60305**

Parcel ID(s): **15-12-313-082-0000** (Affects Lot 29),

Lot 25 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **7828 Madison Street, River Forest, IL 60305**

Parcel ID(s): **15-12-313-078-0000** (Affects Lot 25),

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Lot 18 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **13 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-071-0000** (Affects Lot 18),

Lot 19 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **15 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-072-0000** (Affects Lot 19),

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Lot 9 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **21 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-062-0000** (Affects Lot 9),

Lot 10 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **23 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-063-0000** (Affects Lot 10),

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Lot 12 in the Re-subdivision for the Promenade Townhomes; according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **27 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-065-0000** (Affects Lot 12),

Lot 13 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **29 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-066-0000** (Affects Lot 13),

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Lot 3 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **35 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-056-0000** (Affects Lot 3),

Lot 4 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **37 Forest Avenue, River Forest, IL 60305**
Parcel ID(s): **15-12-313-057-0000** (Affects Lot 4),

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Lot 5 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **39 Forest Avenue, River Forest, IL 60305**

Parcel ID(s): **15-12-313-058-0000** (Affects Lot 5).

Lot 7 in the Re-subdivision for the Promenade Townhomes, according to the plat recorded as document number 1627045049, as delineated on a survey of the following described real estate:

Lot 17 (except the North 36 feet thereof) and Lot 20 in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, range 12, East of the Third Principal Meridian (except the East 50 feet thereof and except the Right-of-Way of the Chicago and Wisconsin Railway), in Cook County, Illinois and that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying Easterly of the Easterly line of Lots 17 and 20 and lying Westerly of a line 25 feet Easterly of the Easterly line of said Lots 17 and 20, as measured perpendicular and radial thereto, said Lots 17 and 20 being in Samuel Watts, Sr. Subdivision of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1910 as document number 4533770, and lying South of the North line of said Lot 17, extended East and lying North of the South line of said Lot 20, extended East, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of Promenade Townhomes, recorded as document number 1724022042, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as **43 Forest Avenue, River Forest, IL 60305**

Parcel ID(s): **15-12-313-060-0000** (Affects Lot 7),