

UNOFFICIAL COPY



RETURN TO:  
ILLIANA FINANCIAL CREDIT UNION  
1600 HUNTINGTON DRIVE  
CALUMET CITY, ILLINOIS 60409

Doc# 2415518000 Fee \$93.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/3/2024 9:23 AM  
PAGE: 1 OF 3

ILLINOIS RELEASE OF MORTGAGE

THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

ILLIANA FINANCIAL CREDIT UNION  
of Calumet City, Cook County Illinois  
does hereby certify that a certain mortgage dated the 7th day of May 2019  
FRANK PROPERTIES LLC

as Document No. 1919946099 & 1919945100 in the Office of the Recorder of Cook County

is with the notes accompanying it, fully paid and released

SFE ATTACHED

Permanent Real Estate Index Number(s): 29-31-400-056-0000

Address of premises: 18031 DIXIE HIGHWAY, HOMERWOOD, IL 60430  
Witness our hand and seal this 28TH day of May-24

ILLIANA FINANCIAL CREDIT UNION

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

*Jacqueline Reichenberger*  
By: Jacqueline Reichenberger, Loan Officer

I, Alondra Espinoza, a notary public in and for Cook County, Illinois do hereby certify that Alondra Espinoza personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, on behalf of Illiana Financial Credit Union, for the uses and purposes therein set forth.

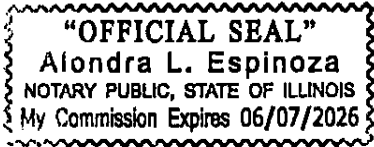
Given under my hand and official seal, this 28TH day of May-24

*Alondra L Espinoza*  
Notary Public  
My commission expires: 06/07/2026

SC  
INT  
JP

This instrument was prepared by: JACQUELINE REICHENBERGER  
Name

Illiana Financial Credit Union  
1600 Huntington Dr. Calumet City IL 60409  
Address



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Title No.: 18BAR43204

Agent Order/File No.:

**LEGAL DESCRIPTION****EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1 (FEE):**

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 31) WITH THE WESTWARD EXTENSION OF THE LINE OF THE NORTH FACE OF THE NORTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 988.21 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 31; AND RUNNING THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG SAID NORTH FACE OF THE NORTH WALL AND ALONG THE LINE OF THE EASTWARD EXTENSION OF SAID NORTH FACE OF THE NORTH WALL, A DISTANCE OF 140 FEET. THENCE NORTH TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH EAST 1/4 AT A POINT THEREON WHICH IS 988.76 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4; THENCE NORTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 46.48 FEET TO ITS INTERSECTION WITH THE EASTWARD EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL, AND ALONG THE LINE OF THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 46.62 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (EASEMENT):**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 20, 1966, RECORDED OCTOBER 11, 1966, AS DOCUMENT NO. 19968472 FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 14 FEET WIDE EXTENDING EAST FROM DIXIE HIGHWAY, THE NORTH LINE OF WHICH IS 150 FEET AND THE SOUTH LINE THEREOF BEING 140 FEET, BEING PART OF LOT 2 IN PANOS' RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED ON MARCH 4, 1965, AS DOCUMENT NO. 19397294, SAID NORTH LINE OF AFORESAID STRIP BEING 48 FEET SOUTH AND PARALLEL TO THE MOST NORTHERLY LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3**

(EASEMENT): EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND PARTY WALL AGREEMENT FROM COMMUNITY BANK OF FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1978, AND KNOWN AS TRUST NUMBER 78223, TO COMMUNITY BANK OF HOMEWOOD-FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1976, AND KNOWN AS TRUST NUMBER 76057, DATED FEBRUARY 15, 1979, AND RECORDED MARCH 12, 1979, AS DOCUMENT NO. 24876418, AND RE RECORDED JULY 5, 1979, AS DOCUMENT NO. 25035766, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 20 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 31) WITH A LINE 891.62 FEET SOUTH OF

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**LEGAL DESCRIPTION**  
(Continued)

AND PARALLEL TO THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 31, AND RUNNING THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH EAST 1/4; THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 50.65 FEET TO ITS INTERSECTION WITH THE EAST EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING, WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL AND ALONG THE WESTWARD EXTENSION OF THE LINE OF SAID - SOUTH FACE OF THE SOUTH WALL A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY, AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4 AND TO NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY.

Common Address: 18031 Dixie Highway, Homewood, IL 60430  
PIN# 29-31-400-056-0000