

UNOFFICIAL COPY

86467749

TALMAN HOME

Talman Home Federal Savings and Loan Association
Office 3601 South Federal Avenue Chicago, Illinois 60629 (312) 434-3222

RELEASE OF MORTGAGE

Loan No. 623644-8

THE ABOVE SPACE FOR RECORDERS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That
THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS
a corporation existing under the laws of the United States of America, for and in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto **Edward P. Schmitz, and Nancy E. Schmitz, his wife**

all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage recorded registered in the Recorder's Registrar's office of Cook County, Illinois, as Document No. 24398109 to the premises therein described to-wit: **Assignment of rents recorded 4/11/78 as**

DEP Doc. No. 24398110 \$13.25
T#4444 TRAM 9204 10/09/80 15 20:00
#4529 S D * 434-467749
COOK COUNTY RECORDER

See legal description rider attached hereto.

Property Address: 15712 85th Ave., Orland Pk., IL 60162 (Unit 117 and G116)
Permanent Index Number: 24398109 302 007 0000



Said Association warrants that it has good right, title, and interest in and to said mortgage and has the right to release same either as the original mortgagee or as successor in interest to the original mortgagee.

IN TESTIMONY WHEREOF, THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its duly authorized officers, this 17th day of September, 1986.

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

Attest: *Ramona J. Jago*
Loan Servicing Officer

By: *[Signature]*
Loan Servicing Officer

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 the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of The Talman Home Federal Savings and Loan Association of Illinois and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the day and year first above written

THIS INSTRUMENT WAS PREPARED BY:

TALMAN HOME MORTGAGE CORPORATION
4242 North Harlem Avenue
Norridge, Illinois 60634

Carlynn A. Davis
Notary Public

Recorder's Box No. _____
Mail to _____
Edward Schmitz
c/o Orval Larson
64 Orland Sq., Dr.
Orland Pk., IL 60462

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

-86-467749

13.00 MAIL

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LEGAL DESCRIPTION RIDER

Unit No. 117 and Unit G-116 in Orlan Brook Condominium, as delineated on survey of certain lots or parts thereof in Orlan-Brook Unit No. 1, a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, (hereinafter referred to as parcel), which survey is attached as Exhibit "A" to Declaration of Condominium made by Prestige Construction Co., Inc. recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22916678, as amended from time to time; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the rights of revocation is also hereby reserved to the Grantor herein to accomplish this result. Acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

The lien of this mortgage on the common elements shall be automatically released as to the percentage of the common elements set forth in amended declarations filed of record in accordance with the Condominium Declaration recorded as Document 22916678 and the lien of this mortgage shall automatically attach to additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages are hereby conveyed effective on the recording of such amended declarations as though conveyed hereby.

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns the right and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration were recited and stipulated at length herein.

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