

Know all Men by these Presents, that the

ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation existing under the laws of the United States, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby confessed does, hereby Remise, Convey, Release and Quit-Claim unto

DANIEL R. KUBERA AND PATRICIA L. KUBERA, HIS WIFE

12.00

86552569

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 deed bearing date the 24TH day of JULY, A.D. 19 79, and RECORDED in the RECORDER'S office of COOK County, in the State of Illinois, in Book _____ of Records, on page _____, as Document No. 25098089, and Additional Advance Agreement dated _____ 19 _____, and recorded as Document No. _____, and a certain Assignment of Rents bearing date the _____ day of _____, A. D. 19 _____, and _____ in the office of _____ County, in the State of Illinois, in Book _____ of Records, on page _____, as Document No. _____, to the premises therein described, situated in the County of COOK and State of Illinois, as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF:

FOR THE PROTECTION OF THE OWNER, this release must be filed with the Recorder Of Deeds in whose office the Mortgage or Deed Of Trust was filed.

IN TESTIMONY WHEREOF, THE SAID ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its ^{Asst.} Vice President, and attested by its Assistant Secretary, this 24TH day of JULY, A. D. 19 86.

ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Betty A. Cech ^{Asst.} Vice President
Attest: Wayne W. Franzen Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that BETTY A. CECH, personally known to me to be the ^{Asst.} Vice President of the ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation, and WAYNE W. FRANZEN personally known to me to be the Assistant Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and

^{Asst.} severally acknowledged that as such ^{Asst.} Vice President and Assistant Secretary, they signed and delivered the said instrument of writing as ^{Asst.} Vice President and Assistant Secretary 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, this 24TH day of JULY, A. D. 1986

My commission expires May 3, 1987

Louis V. Heald
Notary Public.

This instrument was prepared by: Betty A. Cech
ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION
25 East Campbell Street, Arlington Heights, Illinois 60005

57186 1005C OAK

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Property of Cook County Clerk's Office

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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 NOV 20 AM 10: 53

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Property of Cook County Clerk's Office

Release of Mortgage 86552569

ARLINGTON HEIGHTS FEDERAL
SAVINGS AND LOAN ASSOCIATION

TO

Margaret D. Ramirez
1550 N. NUI Street
Park Ridge, IL
60068

Mail This Instrument To:

MAIL TO →

UNOFFICIAL COPY

UNIT NUMBER X-C-2, IN BALDWIN COURT CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD (EXCEPT THE EAST 160 FEET AND THE NORTH 300 FEET) (HEREINAFTER REFERRED TO AS PARCEL) ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972, AND KNOWN AS TRUST NUMBER 7210916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22368743, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

THIS DEED IS GIVEN 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 RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE 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 THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION PURSUANT THERETO.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

P.I.N. 02-12-200-019-1106
1313 Baldwin Ct. #2-C
Palatine, IL 60067

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