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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.

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT BANYAN STRATEGIC LAND TRUST, a Massachusetts business trust, formerly known as VMS Strategic Land Trust

of the County of Cook and State of Illinois, DO HEREBY CERTIFY that a certain Mortgage dated the 28th day of February 1989, made by made by VMS/MCL Dearborn Park II Venture, an Illinois joint venture

to VMS Strategic Land Trust, a Massachusetts business trust and recorded as document No. 89090222 in Book _____ at page _____ in the office of Recorder of Deeds of Cook County, in the State of Illinois

is, with the notes accompanying it, fully paid, satisfied, released and discharged, solely as to the property legally described Legal Description of premises: being the subject on Exhibit A attached hereto and made a matter of this Partial Release of Mortgage: part hereof

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-21-211-998-007

Address(es) of premises: 1338-D S. Federal St. Bldg. 12, Unit A-85, Chicago, IL 60605

is, with the note or notes accompanying it, fully paid, satisfied, released and discharged.

Witness _____ hand _____ and seal _____ this 30 day of September 19 92.

BANYAN STRATEGIC LAND TRUST, a Massachusetts business trust, formerly known as VMS Strategic Land Trust (SEAL)

By: William M. Karnes (SEAL)

Name: William M. Karnes
Title: Senior Vice President

STATE OF Illinois
COUNTY OF Cook

ss.

I, Susan Walters
a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William M. Karnes

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 acknowledged that he signed, sealed and delivered the said instrument as authorized signatory for the Strategic Land Trust as his uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of Sept, 1992

Susan Walters
Notary Public

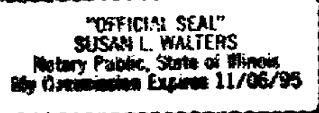
James M. Teper, Esq.

Commission expires 11-06-95

This instrument was prepared by Shefsky & Froelich Ltd., 444 N. Michigan Ave, #2500, Chicago, IL 60611
(NAME AND ADDRESS)

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BOX 333

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STREET ADDRESS: 1338 D S FEDERAL

9 2 7 4 1 0 2 9

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-21-211-998-1007

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 1338-D IN THE PRAIRIE TERRACE HOMES OF DEARBORN PARK CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS IN DEARBORN PRAIRIE TOWNHOMES PHASE 3, BEING A RESUBDIVISION OF PART OF BLOCK 4 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92637112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF SUBDIVISION, RECORDED DECEMBER 5, 1991 AS DOCUMENT 91640134 AND BY DECLARATION OF EASEMENT, RECORDED MARCH 11, 1992 AS DOCUMENT 92156172 AND BY DEED FROM DEARBORN PRAIRIE HOMES CORPORATION, A CORPORATION OF ILLINOIS, RECORDED AS DOCUMENT -, FOR INGRESS AND EGRESS OVER LOT 59, IN COOK COUNTY, ILLINOIS

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