

UNOFFICIAL COPY

2779

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form make any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

7404336
1883

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.

ILLINOIS
92909271
92909271
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 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 in the legal description of premises: being the subject of Exhibit A attached hereto and made a part hereof

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-21-311-012

Address(es) of premises: 1328-M South Federal, Unit B-104, Building 13, Chicago, IL 60605

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

Witness _____ hand _____ and seal _____ this 25 day of November 1992

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

By: Robert G. Higgins (SEAL)

Name: Robert G. Higgins

Title: Vice President

STATE OF Illinois

COUNTY OF Cook

ss.

I, Robert G. Higgins

a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert G. Higgins

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 of Banyan Strategic Land Trust as his uses and purposes therein set forth

Given under my hand and official seal, this 25 day of November 1992

BOX 333

SEAL
CHIEF OF POLICE SWIEGA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/1/96

Mark W.

James M. Teper, Esq.

Commission Expires

This instrument was prepared by Shefsky & Froelich Ltd., 441 N. Michigan Ave., #2500, Chicago, IL 60611
(NAME AND ADDRESS)

92909271

UNOFFICIAL COPY

Property of Cook County Clerk's Office

12260526

UNOFFICIAL COPY

PARCEL: 1

Unit Number 1328-M 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, as amended from time to time, 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.

SUBJECT TO:

- (1) Real estate taxes not yet due and payable;
- (2) Zoning and building laws and ordinances;
- (3) All rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all unit owners of the condominium, of the rights and easements set forth in the Declaration;
- (4) Easements of record, provided that improvements located on the parcel do not encroach thereon;
- (5) Provisions of the Condominium Property Act of Illinois; and
- (6) Such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

92309271

UNOFFICIAL COPY

Property of Cook County Clerk's Office