

UNOFFICIAL COPY

PARTIAL RELEASE OF MORTGAGE and COLLATERAL ASSIGNMENT OF
LEASES AND RENTS and UCC FINANCING STATEMENT

93644923

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KNOW ALL MEN BY THESE PRESENTS, that NBD Elk Grove Bank, ELK GROVE VILLAGE, ILLINOIS an Illinois State Bank existing under the laws of the State of Illinois for and in consideration of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISS, CONVEY, RELEASE and QUIT CLAIM unto NBD TRUST COMPANY OF ILLINOIS, not personally but as trustee u/t/n dated February 8, 1989 a/k/a Trust #2692EG, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain MORTGAGE dated March 1, 1989 and Recorded as Document No. 890903052 and by a certain COLLATERAL ASSIGNMENT OF LEASES AND RENTS dated March 1, 1989 and Recorded as Document No. 890903053 and by a certain UCC STATEMENT, Filed as Document No. 89U5290, with the Recorder of Deeds, in the County of COOK, in the State of ILLINOIS, to the premises therein described, as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF

situated in the County of COOK and State of ILLINOIS, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said corporation has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Vice President this 30th day of November A.D., 1992.

NBD Elk Grove Bank
ELK GROVE VILLAGE, ILLINOIS

BY: Marilynn Williams
Vice President

ATTEST: Dennis Owen Gallagher
Assistant Vice President

93644923

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 Marilyn M. Williams, Vice President of NBD Elk Grove Bank and Dennis Owen Gallagher, Assistant Vice President of said NBD Elk Grove Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Vice President did also then and there acknowledge that he/she, as custodian for the corporate seal of said Bank, did affix the said corporate seal as his/her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30th day of November, A.D., 1992

Jennifer Schupe
Notary Public

"OFFICIAL SEAL"
JENNIFER T. GRUPE
Notary Public, State of Illinois
My Commission Expires 11/30/95

2750

Prepared by: Barbara Kulka, NBD Elk Grove Bank, 100 E. Higgins Road, Elk Grove Village, IL. 60007

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LEGAL DESCRIPTION

Unit No. 525-3 & 11 in Surf Condominiums at Cambridge, as delineated on survey of Lots 17 and 18 and the North 11 feet of Lot 16 in Block 2 in LeMoynes Subdivision of the South 16 acres of the East half of the Northwest quarter of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership made by NBD Trust Company of Illinois, as Trustee under Trust Number 2692-EG, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 92756164, together with its undivided percentage interest in the common elements.

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.

The Tenant, if any, of Unit No. 525-3, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) encroachments, if any; (f) liens done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) rights of the tenant under the existing lease of the Purchased Unit ("Existing Lease"), if any, if Purchaser is not the tenant under the Existing Lease; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the Common Elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Purchaser.

Part of 14-28-123-001
519-29 West Surf Street
2835-37 North Cambridge Avenue
Chicago, Illinois 60657

Mail to: 9364492;
Jeffrey Arnold
Kudrnick + Wolfe
Chicago IL 60601

93644923
FOR THE PROTECTION OF THE OWNER,
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.

