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OFFICIAL SEAL
ERIC C. BAUM
Notary Public for the State of Illinois
My Commission Expires 08/11/92

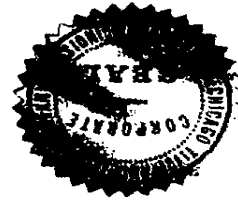
INSTRUCTIONS
ERIC C BAUM
285 W WACKER DR
CHICAGO, ILL 60606
RECORDERS OFFICE BOX NUMBER 533

NAME: Lasalle Talman Home Mortgage
ATTN: R. Burton
4242 N. Harlem
Norridge, IL 60634
CITY: Norridge, IL 60634
STREET: 4242 N. Harlem
RECORD & RETURN TO

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

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

I, the undersigned, a Notary Public in and for the County and State of Illinois, do HEREBY CERTIFY, that the above named Assistant Vice President and Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, 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 in the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as Assistant Secretary of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and in the free and voluntary act of said Company for the uses and purposes therein set forth.



Attest
By *[Signature]*
Assistant Vice President
CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid

IN WITNESS WHEREOF, said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed.
(Date) August 11, 1992
CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid

PROPERTY ADDRESS: 402 WEST BURLMONT AVE UNIT 23-C & UNIT P2-46
CHICAGO, IL PERMANENT TAX ID: 14 21 314 05 1021 & 14 21 314 053 1213
together with all the appurtenances and privileges thereunto belonging or appertaining.

KNOW ALL MEN BY THESE PRESENTS THAT CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee
in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto
Eric C. Baum and Lily Baum, his wife,
the heirs, legal representatives for if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number 25 357 715 .
to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

Legal description attached hereto
93178059
93178059
James D. Benson
% Chicago Title and Trust Company
312-630-2168
111 West Washington Street
Chicago, Illinois 60602
ER 0 Mail
RELEASE DEED
F 217 R.12/73
THIS INSTRUMENT WAS FILED BY
7370302 DBS05

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party of the first part also hereby grants to the second part, their successors and assigns, all 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 of Condominium Ownership and of easements, restrictions and covenants, and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described hereinafter.

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of easements, restrictions and covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated June 13, 1979 and known as Trust No. 101208, and recorded in the Office of the Cook County Recorder of Deeds as document no. 25204431, together with an undivided 0.0388 interest in said parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of easements, restrictions and covenants and survey).

beginning at a point in the north line of Belmont Avenue (being a line 33 feet north of the south line of original lot 28 in pine Grove) 250 feet west of the west line of Sheridan Road; thence north on a line parallel with the west line of Sheridan Road, 165 feet 6-1/2 inches to the line between lots 27 and 28 in pine Grove aforesaid; thence west on said line 9 feet 11 inches to a line 987 feet 8 inches east of and parallel with the east line of Evanston Avenue; thence north on said line of feet 0-1/2 inches to a point 101 feet 6 inches south of the south line of Melrose Street; thence east 110 feet 11-1/2 inches to a line extended south parallel with the west line of lot 27 in pine Grove aforesaid; from a point in the south line of Melrose Street, 140 feet 6-1/2 inches west of the intersection of the south line of Melrose Street with the west line of Sheridan Road; thence east 9 feet 0 inches more or less to a line 139 feet 7 inches west of and parallel to the west line of Sheridan Road; thence south on said line to a point in the north line of Belmont Avenue, 139 feet 7 inches west of the west line of Sheridan Road; thence west along the north line of Belmont Avenue, to the place of beginning;

That part of original lots Twenty-seven (27) and Twenty-eight (28) in pine Grove, a subdivision of fractional section Twenty-one (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, bounded and described as follows, to wit:

Parcel 1:

Unit No. P2-46, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"): [The following description of the parcel is omitted in this scan]

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Beginning at a point in the South line of Melrose Street, 148 feet 6-1/2 inches west of the intersection of the South line of Melrose Street and the West line of Sheridan Road; thence South 101 feet 6-1/2 inches along a line parallel with the West line of Lot 27 in Pine Grove and 1098 feet 7-1/2 inches East of the East line of Evanston Avenue; thence East 9 feet more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence North along said line to the South line of Melrose Street; thence West on the South line of Melrose Street to the place of beginning, all being part of Original Lots 27 and 28 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Mortgagor also hereby grants to Mortgagee, its successors and assigns, all rights, if any, pursuant to easement for the benefit of Parcel 1 as created by the deed from Central National Bank in Chicago, a national banking association, as Trustee under trust agreement dated November 30, 1948 and known as Trust No. 1618, to Sherwin Willens, dated September 17, 1951 and recorded September 26, 1951 as document 15178910 for ingress and egress over the following described tract of land:

Parcel 2:

ALSO

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LEGAL DESCRIPTION FOR MORTGAGE

Unit No. 23-C, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"):

Parcel 1:

That part of Original Lots Twenty-seven (27) and Twenty-eight (28) in Pine Grove, a Subdivision of fractional Section Twenty-one (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, bounded and described as follows, to wit:

Beginning at a point in the North line of Belmont Avenue (being a line 33 feet North of the South line of Original Lot 28 in Pine Grove) 250 feet West of the West line of Sheridan Road; thence North on a line parallel with the West line of Sheridan Road, 165 feet 6-1/2 inches to the line between Lots 27 and 28 in Pine Grove aforesaid; thence West on said line 9 feet 11 inches to a line 987 feet 8 inches East of and parallel with the East line of Evanston Avenue; thence North on said line 64 feet 0-1/2 inches to a point 101 feet 6 inches South of the South line of Melrose Street; thence East 110 feet 11-1/2 inches to a line extended South parallel with the West line of Lot 27 in Pine Grove aforesaid, from a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street with the West line of Sheridan Road; thence East 9 feet 0 inches more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence South on said line to a point in the North line of Belmont Avenue, 139 feet 7 inches West of the West line of Sheridan Road; thence West along the North line of Belmont Avenue, to the place of beginning;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated June 13, 1979 and known as Trust No. 101208, and recorded in the Office of the Cook County Recorder of Deeds as document no. 25204491, together with an undivided .37 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and survey).

Mortgagor also hereby grants to Mortgagee, 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 aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants.

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ALSO

Parcel 2:

Mortgagor also hereby grants to Mortgagee, its successors and assigns, all rights, if any, pursuant to easement for the benefit of Parcel 1 as created by the deed from Central National Bank in Chicago, a national banking association, as Trustee under trust agreement dated November 30, 1948 and known as Trust No. 1618, to Sherwin Willens, dated September 17, 1951 and recorded September 26, 1951 as document 15178910 for ingress and egress over the following described tract of land:

Beginning at a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street and the West line of Sheridan Road; thence South 101 feet 6-1/2 inches along a line parallel with the West line of Lot 27 in Pine Grove and 1098 feet 7-1/2 inches East of the East line of Evanston Avenue; thence East 9 feet more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence North along said line to the South line of Melrose Street; thence West on the South line of Melrose Street to the place of beginning, all being part of Original Lots 27 and 28 in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

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EXHIBIT "B"

- (1) General real estate taxes for 1979 and subsequent years;
- (2) Party wall rights and agreements, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "Act");
- (4) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- (5) Declaration of Covenants, Conditions, Restrictions and Easements for the Bel Harbour Condominium Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by Grantee;
- (8) Rights of the tenant under the existing lease, if any;
- (9) Rights of the public and quasi-public utilities for utilities maintenance;
- (10) Possible encroachment by adjoining building over and upon a portion of the common area of the property;
- (11) Possible building line violation as to a portion of the common area;
- (12) The City of Chicago Condominium Ordinance;
- (13) Leases for commercial use of a portion of the common elements.

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