

PARTIAL

RELEASE OF MORTGAGE OR TRUST BY CORPORATION (ILLINOIS)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

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.

94671603

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, That the

COLONIAL BANK

a corporation of the State of ILLINOIS, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned,

and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Colonial Bank, as Trustee under Trust Agreement dated March 23, 1992 and known as Trust No. 2012

heirs, legal representatives and assigns, all the right title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage & bearing date the 8th day of May

19 92, and recorded in the Recorder's Office of Cook County, in the State of Illinois, in

of records, on page as document No. 92-21974* to the premises therein described,

situated in the County of Cook, State of Illinois, as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE APART HEREOF

*and Amendment dated 1/29/93 and recorded as Document No. 931033.1

P.I.N.: 05-30-100-023

COMMONLY KNOWN AS: Unit # 303, 5040 Arbor Lane, Northfield, IL.

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said COLONIAL BANK

has caused these presents to be signed by its AICE VICE President, and attested by its ASSISTANT

Vice President, and its corporate seal to be hereto affixed, this 18th day of July, 19 94.

THE UNDERSIGNED

COLONIAL BANK

By: Barbara A. Bernardini, VP

Attest: ASST. Vice President

BOX 333-CTI

This instrument was prepared by M. Homedi / COLONIAL BANK, 5850 W. BELMONT, CHICAGO, IL

Handwritten notes: 181, 73-79-003, LND / F&W, CCO-PL-CL

Handwritten note: 29th

Vertical stamp: 9467160315386

UNOFFICIAL COPY

RELEASE DEED

By Corporation

TO

ADDRESS OF PROPERTY:

MAIL TO: Richard D. Nelson

121 E. Liberty St.

Suite 3

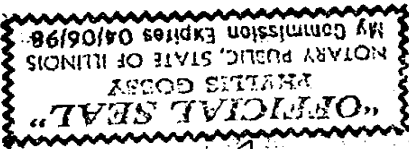
Wauconda, IL 60084

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JUL 29 AM 9:50

94671803

Property of Cook County Clerk's Office



Phyllis Gossy
NOTARY PUBLIC

I, THE UNDERSIGNED, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that COLONIAL BANK VICE President of the MAUREN L. PROCHENSKI a corporation, and VICE President personally known to me to be the ASST. ROCK of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and ASST. they signed and delivered the said instrument 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 of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL seal this 18th day of July 1994

ASST 60872976

STATE OF ILLINOIS
COUNTY OF COOK

SS.

LEGAL DESCRIPTION**PARCEL 1:**

UNIT NUMBER 5040-303, IN MEADOWLAKE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93168720, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5033, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93168720, AS AMENDED FROM TIME TO TIME.

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.

SUBJECT TO:

(a) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (b) the Act; (c) the Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; (i) rights to the public, the Village of Northfield and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property; (j) roads or highways, if any; (k) Purchaser's mortgage, if any; (l) liens, encroachments and other matters over which "Title Company" (herein defined) is willing to insure at Seller's expense; and, (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing.

Commonly known as: Unit # 303, 5040 Arbor Lane, Northfield, IL
PIN # 05-30-100-023