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95369406

. DEPT-01 RECORDING \$25.00
. T#0012 TRAN 4531 06/07/95 11:51:00
. #0878 : JM *-95-369406
. COOK COUNTY RECORDER

CMI
P.O. BOX 790002
ST. LOUIS, MO 63179-0002
CMI ACCOUNT # 484758
PREPARED BY: S. FORTEF

WHEN RECORDED, RETURN TO:

James Doherty
77 West Washington
Suite 1500
Chicago, IL 60602

25.00

RELEASE OF MORTGAGE BY CORPORATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CITICORP MORTGAGE, INC., ATTORNEY IN FACT FOR CITIBANK, FSB, F/K/A CITICORP SAVINGS OF ILLINOIS, AS SUCCESSOR IN INTEREST TO FIRST FEDERAL SAVINGS AND LOAN OF CHICAGO, A CORPORATION EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, HAVING ITS PRINCIPAL OFFICE AT 670 MASON RIDGE CENTER DRIVE, ST. LOUIS, MO 63141, AND IN CONSIDERATION OF THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE MORTGAGE DEED HEREIN AFTERMENTIONED, AND THE CANCELLATION OF THE OBLIGATION THEREBY SECURED, AND OF THE SUM OF ONE DOLLAR, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY REMISE, CONVEY AND QUIT CLAIM UNTO JAMES M. FITZGERALD AND MARY ANNE FITZGERALD, HIS WIFE OF THE COUNTY OF COOK AND THE STATE OF ILLINOIS, ALL RIGHTS, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER IT MAY HAVE ACQUIRED IN, THROUGH OR BY A CERTAIN MORTGAGE DEED BEARING THE DATE MARCH 5, 1984, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, IN THE STATE OF ILLINOIS, IN BOOK N/A OF THE RECORDS, ON PAGE N/A, AS DOCUMENT NO. 27 113 140, AND THE ASSIGNMENT OF RENTS IN BOOK N/A OF RECORDS, ON PAGE N/A, AS DOCUMENT NO. N/A, TO THE PREMISE THEREIN DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED/OTHER PAGE

TAX IDENTIFICATION # 14211060321037 COMMONLY KNOWN AS:
3700 N LAKE SHORE DRIVE #701
CHICAGO, IL
60613-4244

BOX 333-CTI

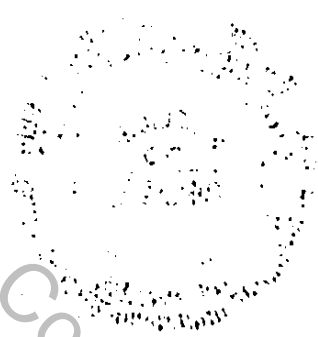
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THIS RELEASE IS MADE, EXECUTED AND DELIVERED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION.

IN TESTIMONY WHEREOF, THE SAID CITICORP MORTGAGE, INC., ATTORNEY-IN-FACT FOR CITIBANK, FSB, F/K/A CITICORP SAVINGS OF ILLINOIS, AS SUCCESSOR IN INTEREST TO FIRST FEDERAL SAVINGS AND LOAN OF CHICAGO, HAS CAUSED ITS CORPORATE SEAL TO HERETO BE AFFIXED, AND HAS CAUSED ITS NAME TO BE SIGNED TO THESE PRESENTS BY ITS ASSISTANT SECRETARY ON MARCH 29, 1995.

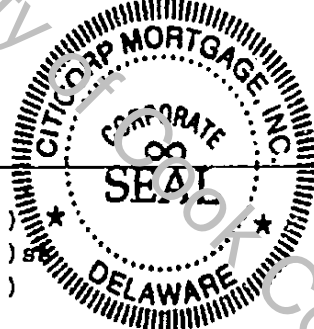
CITICORP MORTGAGE, INC., ATTORNEY IN FACT FOR CITIBANK, FSB, F/K/A CITICORP SAVINGS OF ILLINOIS, AS SUCCESSOR IN INTEREST TO FIRST FEDERAL SAVINGS AND LOAN OF CHICAGO.

BY:

Marsha A. Kovcsi
MARSHA A. KOVCSI
ASSISTANT SECRETARY

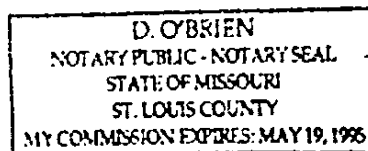
STATE OF MISSOURI)

COUNTY OF ST. LOUIS)



THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DOES CERTIFY THAT MARSHA A. KOVCSI PERSONALLY KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF CITICORP MORTGAGE, INC., ATTORNEY-IN-FACT FOR CITIBANK, FSB, F/K/A CITICORP SAVINGS OF ILLINOIS, AS SUCCESSOR IN INTEREST TO FIRST FEDERAL SAVINGS AND LOAN OF CHICAGO, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH ASSISTANT SECRETARY HAS SIGNED AND DELIVERED THE SAID INSTRUMENT OF WRITING AS ASSISTANT SECRETARY OF SAID CORPORATION, AND CAUSED THE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS HIS/HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON MARCH 29, 1995.



D. O'Brien
NOTARY PUBLIC

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

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Unit No. B-27 in the 3700-3720 North Lake Shore Drive Condominium as delineated on a survey of the following described real estate:

PARCEL "A"

The Southeasterly 50 feet of Lot 5 and so much of the accretions that lie East of and adjoining said Lot as fall West of the West line of Sheridan Road in Block 6 in Hundley's Subdivision of Lots 3 to 21, and 33 to 37, all inclusive in Pine Grove in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

PARCEL "B"

Lots 6 and 7 in Block 6 and also the accretions Easterly of and adjoining said Lots 6 and 7 and lying between the North line (extended) of said Lot 6 and the South line (extended) of said Lot 7 (except that part taken for Sheridan Drive), in Hundley's Subdivision of Lots 3 to 21, and 33 to 37, both inclusive in Pine Grove in Section 21 Township 40 North, Range 14, East of the Third Principal Meridian, (excepting however the Westerly 65 ft. of said Lots 6 and 7 and excepting also the Southerly 157 1/2 feet of the Easterly 105 feet of the Westerly 170 feet of said Lots 6 and 7) in Cook County, Illinois,

which survey was attached to and made part of the Declaration of Condominium Ownership of the 3700-3720 North Lake Shore Drive Condominium which was recorded in the Office of the Recorder of Deeds of Cook County as Document Number 25513348, together with its undivided percentage interest in the common elements.

Mortgagor also hereby grants to the Mortgagee the exclusive right to the use of parking space P-50, a limited common element, designated on the survey attached to the Declaration aforesaid.

Mortgagor also hereby grants to the Mortgagee their 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, and Mortgagor 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 Mortgage conveys all rights heretofore acquired by the Mortgagor and reserves and is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; also as to an easement over the North 5 feet of the real estate herein described in connection with the 5 feet North thereof and adjoining said real estate for a common driveway; also as to a mutual easement for a private alley created by deeds dated April 25, 1914 and recorded May 26, 1914 as Document Number 5424926, April 13, 1914 and recorded April 24, 1914 as Document Number 5405435 and dated January 19, 1914 and recorded January 20, 1914 as Document Number 5432257; and also as to a perpetual easement made by Mortgagor herein and recorded December 19, 1979 as Document Number 25288493, across the Northwesternly 5 feet of the Southeasterly 50 feet of Lot 5 of the land herein described for the purpose of a driveway, passageway and for incidental purposes.

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