UNOFFICIAL COPY 98512044

PREPARED BY: FIRST BANK MORTGAGE 135 N. MERAMEC CLAYTON, MO 63105

RETURN TO:

Professioners. 55 in Earlie 11 22 11 Chinay, 11

#208038

FULL RELEASE OF MORTGAGE

(代) 江) WHEREAS, Richard L. Wixxan, divorced and not since remarried

by a nortgage dated <u>July 1</u>, 1994, and recorded in the Recorder's office, in and for the <u>County</u> of <u>Cook</u> and State of Illinois, in BCCXXDocumentXXQX #91612524 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note for notes in said mortgage described and set forth; and whereas, said mortgage and note or notes has or have been fully paid and satisfied.

NOW THEREFORE, the undersigned, present holder and legal owner of said mortgage and note or notes, does hereby REMISE RELEASE AND QUIT-CLAIM unto the present owners of said property, ALL by the real estate in said mortgage described, situated in the Cook and State of Illinois to-wit:

PARCEL 1: THAT PART OF LOT 18 (EXCEPT THE SOUTH 23 FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS: SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION

Proporty address the Coether # 1774

BOX 333-CTI 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.

He ANDERSS (TAIL)

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TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said mortgage.

IN WITNESS PHEREOF, the undersigned has executed these presents this 23rd day of March



FIRST BANK, d/b/a First Bank Mortgage formerly FIRST BANK FSB d/b/w First Bank Mortgage formerly River Valley Savings Bank FSB

th A. Schmersahl Vice President

STATE OF MISSOURI

COUNTY OF ST. LOUIS

SS

On this 2572 day of

,19 98.

before me appeared Judith A. Schmersahl to me personally known, who, being by me duly sworn, did say that she is the Sr. Vice President of First Bank, d/b/a First Bank Mortgage formerly First Bank (SF d/b/a First Bank Mortgage, formerly River Valley Savings Bank FSB, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and seale in behalf of said corporation, by authority of its Board of Directors; ag said Judith A. Schmersahl acknowledged said instrument to be the free ac and deed of said corporation.

IN TESTIMONY WHEREOF, I have bereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written. -

AMY S. WALDEN Notary Public - Hotary Seal State of Missouri St. Louis County

ly Commission Expires: Aug. 30, 100

My Term Expires:

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RIDER - LEGAL DESCRIPTION

THAT PART OF LOT 18 (EXCEPT THE SOUTH 23 FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 149.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 18, 358.24 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 4.15 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 19.50 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 63.03 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 23.65 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 18, 54.84 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES WITH THE PROLONGATION WITH THE LAST DESCRIBED COURSE MEASURED FROM NORTH TO NORTHEAST A DISTANCE OF 5.70 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 18, 4.25 FEET TO THE PLACE OF BEGINNING ALL (N) CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE BEEKMAN PLACE TOWNHOUSES RECORDED JULY 31, 1986 AS DOCUMENT 86327087, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE BEEKMAN PLACE TOWNHOUSES DATED JANUARY 21, 1988, AND RECORDED 750 Price JANUARY 21, 1988 AS DOCUMENT 88031562.

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