

UNOFFICIAL COPY

98512044

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

RETURN TO:

*Richard L. Wixson
5550 Coe Ave #1024
Chicago, IL*

SEPT-01 RECORDING
T#0009 TRAN 2915 06/17/98 11147
\$3456 + CG #-98-5120
COOK COUNTY RECORDER

#208038

FULL RELEASE OF MORTGAGE

(RVIL)

WHEREAS, Richard L. Wixson, divorced and not since remarried

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by a mortgage dated July 7, 1994, and recorded in the Recorder's office, in and for the County of Cook and State of Illinois, in ~~Book~~ Document ~~Page~~ #94612524 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or 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 of the real estate in said mortgage described, situated in the County of Cook and State of Illinois to-wit:

PARCEL 1: THAT PART OF LOT 18 (EXCEPT THE SOUTH 22 FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS:
SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION

Property address: 5550 Coe Ave #1024

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.

Vertical text on left margin: 7711770, 98512044, 5803080, 0751177

Vertical text on right margin: 98512044

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RIDER - LEGAL DESCRIPTION

PARCEL 1: 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 18; 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 IN 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 JANUARY 21, 1988 AS DOCUMENT 88031562.

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