

UNOFFICIAL COPY

0010804993

7333/0039 52 001 Page 1 of 4

2001-08-30 08:50:15

Cook County Recorder 27.00



Property of Cook County

ABOVE SPACE FOR RECORDER'S USE ONLY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

Doc ID #00078786962005N

KNOW ALL MEN BY THESE PRESENTS

That Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) of the County of Ventura and State of California for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto:

Name(s).....: RONALD E. JABAAY
LAUREL J. JABAAY

P.I.N. 32322250010000

Property 3201 DORNELL DR
Address.....: CHICAGO HEIGHTS, IL 60411

heir, 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 the date 12/15/1995 and recorded in the Recorder's Office of Cook county, in the State of Illinois in Book N/A of Official Records Page N/A as Document Number 90036679, to the premises therein described as situated in the County of Cook, State of Illinois as follows, to wit:

AS REFERRED TO IN DEED OF TRUST/MORTGAGE

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

WITNESS my hand this 13 day of August, 2001.

Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation)

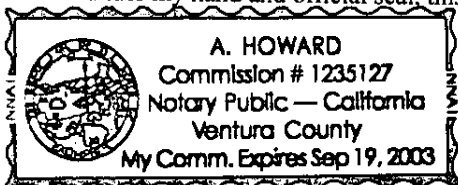
Karina Orozco
Assistant Secretary

SV
PH
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2001

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

I, A. Howard a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Karina Orozco, Assistant Secretary, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of August, 2001.



A. Howard
A. Howard, Notary public

Commission expires 09/19/2003

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

Mail Recorded Satisfaction To:

RONALD E. JABAAY
437 E 161ST PL
SOUTH HOLLAND IL 60473

Countrywide Home Loans, Inc

Monica Castro

Prepared By:

CTC Real Estate Services
1800 Tapo Canyon Road, MSN SY2-88
Simi Valley, CA 93063



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RECORDATION REQUESTED BY:

Bank of Homewood
2034 Ridge Road
Homewood, IL 60430

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WHEN RECORDED MAIL TO:

G.L. Mortgage Corp.
11346 S. Cicero Ave.
Alsip, IL 60658

SEND TAX NOTICES TO:

G.L. Mortgage Corp.
11346 S. Cicero Ave.
Alsip, IL 60658

THIS IS A TRUE AND CERTIFIED COPY
OF THE ORIGINAL DOCUMENT

BY: *James E. Frankenburg*

Jabaay
7878696

514411901W

[Space Above This Line For Recording Office Use]

THIS DOCUMENT IS A TRUE AND
CORRECT COPY OF THE ORIGINAL
COUNTRYWIDE FUNDING CORPORATION

This Mortgage prepared by:

G.L. Mortgage Corp.
11346 S. Cicero Avenue
Alsip, Illinois 60658

X
LOAN PROCESSING SUPERVISOR

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 15, 1995. The mortgagor is Ronald E. Jabaay and Laurel J. Jabaay, husband and wife ("Borrower"). This Security Instrument is given to Bank of Homewood, which is organized and existing under the laws of the United States of America and whose address is 2034 Ridge Road, Homewood, IL 60430 ("Lender"). Borrower owes Lender the principal sum of Fifty Four Thousand Two Hundred & 00/100 Dollars (U.S. \$54,200.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2011. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

LOT 1 IN BLOCK 1 IN SAULK TRAIL MANOR 3RD ADDITION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF SECTION 32 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1900 IN BOOK 79 OF PLATS, PAGE 9 AS DOCUMENT NUMBER 2956680 SITUATED IN THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COUNTY OF COOK AND STATE OF ILLINOIS

which has the address of 3201 Dornell Drive, South Chicago Heights, Illinois 60411 ("Property Address") and the Real Property Tax Identification Number of 32-32-225-001;

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the

"Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the