

UNOFFICIAL COPY

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2002-07-02 15:07:01
Cook County Recorder 23.50



0020733994

Recording Requested by / Return To:
JEFFREY S CHAPMAN
255 Chaparral Circle, ELGIN, IL 60120
90724 2701326

Release Of Mortgage

WHEREAS the indebtedness secured by the mortgage described below has been fully paid and satisfied, the undersigned owner and holder of the debt does hereby release and discharge the mortgage.

Original Mortgagee: FIRST HOME MORTGAGE

Original Mortgagor: JEFFREY S CHAPMAN, KELLIE L CHAPMAN

Recorded in Cook County, Illinois, on 07/23/01 as Instrument # 0010658350

Tax ID: 06-17-311-031

Date of mortgage: 06/27/01 Amount of mortgage: \$145,195.00 Address: 255 Chaparral Cir Elgin, IL 60120

SEE ATTACHED LEGAL DESCRIPTION

NOW THEREFORE, the recorder or clerk of said county is hereby instructed to record this instrument and to cancel, release, and discharge the mortgage in accordance with the regulation of said state and county.

Dated: 02/04/2002

Wells Fargo Home Mortgage, Inc.

By: _____

K.E. Palmer, Jr.
Vice President

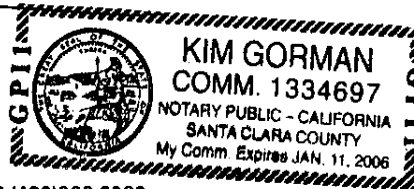
Attest: Paula Ward
Assistant Secretary

State of California
County of Santa Clara

On 02/04/2002, before me, the undersigned, a Notary Public for said County and State, personally appeared K.E. Palmer, Jr., personally known to me to be the person that executed the foregoing instrument, and acknowledged that he is Vice President of Wells Fargo Home Mortgage, Inc., and that he executed the foregoing instrument pursuant to a resolution of its board of directors and that such execution was done as the free act and deed of Wells Fargo Home Mortgage, Inc.

Notary: Kim Gorman

My Commission Expires 1/11/2006



Prepared by: E. N. Harrison

Peelle Management Corporation, P.O. Box 1710, Campbell CA 95009 (408)866-6868

LN# 2701326 P.I.F.: 11/29/01

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JFK

10658350

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Cook County, Illinois:

UNIT 36-II BEING A PART OF LOT 36 IN WOODLAND CREEK SUBDIVISION, . BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41, NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1990 AS DOCUMENT 901174902 IN THE CITY OF ELGIN, COOK COUTNY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE NORTH 87 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 52.56 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET FOR A DISTANCE OF 26.52 FEET TO A POINT 97.96 FEET

Parcel ID #: 06-17-311-034

which has the address of 255 Chaparral Circle, Elgin [Street, City], Illinois 00000 [Zip Code] ("Property Address");

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.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payment of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.