

UNOFFICIAL COPY**RECORD OF PAYMENT**

1. The Selling or Refinancing Borrower ("Borrower") identified below has or had an interest in the property (or in a land trust holding title to the property) identified by tax identification number(s):

03-15-402-019-1002



0021399320

SEE ATTACHED LEGAL

Commonly Known As:

1425 SANDPEBBLE #102, WHEELING,
ILLINOIS 60090

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 04-29-99 as document number 99651457 in COOK County, granted from CITICORP MORTGAGE to KIRILL KRAJILNIKOV. On or after a closing conducted on 12-06-02, Title Company disbursed funds pursuant to a payoff letter from the Mortgagee, or its agent or assignee (hereinafter "Mortgagee"), for the purpose of causing the above mortgage to be satisfied.


3. This document is not issued by or on behalf of the Mortgagee or as an agent of the Mortgagee. This document is not a release of any mortgage. The extent of any continuing obligation of the Borrower to the Mortgagee is a matter of the contract between them, on which Borrower should seek independent legal advice, and on which subject Title Company makes no implied or express representation, warranty, or promise. This document does no more and can do no more than certify-solely by Title Company, and not as agent for any party to the closing-that funds were disbursed to Borrower's Mortgagee. Any power or duty to issue any legal release of the Mortgagee's mortgage rests solely with the Mortgagee, for whom the Title Company does not act as agent with respect to the subject closing or the subject mortgage. No release of mortgage is being hereby issued by the Title Company. No release of mortgage will be issued by the Title Company, and no mortgage release, if issued by the Mortgagee, will be recorded by the Title Company as a result of the closing, as a result of this document, or as a result of any actual or alleged past practice or prior course of dealing with any party or party's attorney. Title Company makes no undertaking and accepts no responsibility with regard to the mortgage, or its release. Borrower disclaims, waives, and releases any obligation of the Title Company, in contract, tort, or under statute with regard to obtaining, verifying, or causing the present or future existence of any mortgage release, or with regard to the recording of any mortgage release, now or in the future.

4. Borrower and Title Company agree that this RECORD OF PAYMENT shall be recorded by Title Company within 60 days of completion of the closing and that upon recordation of the RECORD OF PAYMENT all Title Company's obligations to Borrower shall be satisfied, with Title Company to have no further obligation of any kind whatsoever to Borrower arising out of or relating in any way to this RECORD OF PAYMENT or any mortgage release. The sole and exclusive remedy for Title Company's failure to record within 60 days shall be a refund upon demand of amounts collected from Borrower for recordation of this RECORD OF PAYMENT. Any failure to record shall not negate or affect any other provisions of this RECORD OF PAYMENT.

5. This document is a total integration of all statements by Title Company relating to the mortgage. Borrower represents that no statements or agreements inconsistent with the terms of this record have been made, and that any allegation of any prior statement or representation, implied or express, shall be treated at all times by both parties as superseded by the statements, disclaimers, releases and waivers contained herein. Borrower waives any right to rely on any statement or act alleged to be inconsistent with the terms hereof, unless contained in a writing signed by both parties, which expressly states that it is negating the legal efficacy of this document.

PREPARED BY: Frank Lee
6771 N. MILWAUKEE AVENUE, NILES, ILLINOIS 60714

MAIL TO:


Borrower

Title Company

#376742
2002

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Cook County Recorder 26.50



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0821399320

Legal Description:

UNIT 102 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AN A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 8TH DAY OF SEPTEMBER, 1972 AS DOCUMENT NUMBER 2646974.

AN UNDIVIDED 2.107311% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING PREMISES:

THAT PART OF LOT 1 IN "SANDPEBBLE WALK" BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN SANDPEBBLE WALK, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 WITH THE WEST LINE OF THE EAST 330.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES, 04 MINUTES, 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 135.90 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 43 SECONDS WEST, 23.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 33 DEGREES, 49 MINUTES, 24 SECONDS WEST, 108.26 FEET; THENCE SOUTH 36 DEGREES, 189 MINUTES, 59 SECONDS EAST, 101.50 FEET; THENCE SOUTH 53 DEGREES, 41 MINUTES, 01 SECONDS WEST, 64.33 FEET; THENCE NORTH 36 DEGREES, 19 MINUTES, 59 SECONDS WEST, 114.84 FEET; THENCE NORTH 76 DEGREES, 06 MINUTES, 52 SECONDS WEST, 78.31 FEET; THENCE NORTH 13 DEGREES, 49 MINUTES, 32 SECONDS EAST 64.33 FEET; THENCE SOUTH 76 DEGREES, 10 MINUTES, 28 SECONDS EAST, 69.92 FEET; THENCE NORTH 33 DEGREES, 49 MINUTES 24 SECONDS EAST, 106.58 FEET; THENCE SOUTH 56 DEGREES, 10 MINUTES, 36 SECONDS EAST, 64.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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