

UNOFFICIAL COPY

0030247513

5745/0193 51 001 Page 1 of 3

2003-02-21 14:48:41

Cook County Recorder 28.50



Property of Cook County Clerk's Office

ABOVE SPACE FOR RECORDER'S USE ONLY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

DOCID#00054100862005N

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).....: JANET E FLORES

Property 309 SOUTH 50TH STREET, P.I.N. 15-08-118-014-0000
Address.....: BELLWOOD,IL 60104

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 06/25/1998 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 98573889, to the premises therein described as situated in the County of COOK, State of Illinois as follows, to wit:

AS DESCRIBED IN SAID EXHIBIT A. SEE ATTACHED.

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

WITNESS my hand this 02 day of January, 2003.

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

[Handwritten signature]

Oscar Rodriguez
Assistant Secretary

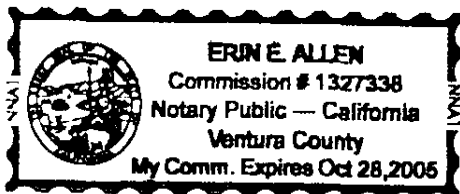
353

STATE OF CALIFORNIA

COUNTY OF VENTURA

I, Erin E. Allen a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Oscar Rodriguez, 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 02 day of January, 2003.



*Erin E. Allen*  
Erin E. Allen, Notary public  
Commission expires 10/28/2005

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

Mail Recorded Satisfaction To:

JANET E FLORES  
309 SOUTH 50TH STREET  
BELLWOOD, IL 60104

Prepared By: Stacy Mejia  
CTC Real Estate Services  
1800 Tapo Canyon Road  
MSN SV2-88  
Simi Valley, CA 93063  
(800) 669-4807

Exhibit A

CASE #: IL1319312778703

LOAN #: 5410086

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 the Lender the following described property located in COOK County, Illinois:

LOT 2 IN RESUBDIVISION OF THE SOUTH 245 FEET OF LOT 10 IN E.A. CUMMINGS AND COMPANY'S GARDEN HOME ADDITION, A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF INDIAN BOUNDARY LINE OF SECTION 8 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8 AFORESAID, SOUTH OF INDIAN BOUNDARY LINE LYING NORTH OF BUTTERFIELD ROAD IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT RIGHT OF WAY OF CHICAGO GREAT WESTERN RAILWAY (M & I NORTHWEST RAILROAD) AND CHICAGO, AURORA AND ELGIN RAILROAD (A E W & C RAILWAY), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-08-118-014-0000

Parcel ID #: 15 08 118 014 000

which has the address of 309 SOUTH 50TH STREET, BELLWOOD

[Street, City]

Illinois 60104- ("Property Address"); [Zip Code]

1st AMERICAN TITLE order # \_\_\_\_\_

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.

Initials [Signature]