

UNOFFICIAL COPY

0030383164

RECORD OF PAYMENT

5/55/0059 05 001 Page 1 of 2
2003-03-20 10:23:43
Cook County Recorder 26.00

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):

14-21-314-046-1049



0030383164

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

421 WEST MELROSE STREET, UNIT 9C,
CHICAGO, ILLINOIS 60657

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 08/10/98 as document number 98699987 in COOK County, granted from PAUL J GREGOR AND ANNE MOLLO-CHRISTENSEN HOME EXPRESS MORTGAGE. On or after a closing conducted on 02/26/03, 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 of 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: JANE KENNEALLY
3225 N. ASHLAND AVENUE, CHICAGO, ILLINOIS 60657

MAIL TO: PAUL J GREGOR
421 WEST MELROSE STREET
UNIT 9C
CHICAGO, ILLINOIS 60657

BOX 333-CT

Borrower

Borrower

Title Company

Handwritten notes: 1071, 8095434, 2095434, 2095434

Handwritten mark: 2

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Legal Description:

UNIT NUMBER 9-C, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF ORIGINAL LOT 27 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

STARTING AT A POINT IN THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) 148 FEET 6 1/2 INCHES WEST OF THE INTERSECTION OF THE WEST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF MELROSE STREET; RUNNING THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) TO A POINT 110 FEET 11 1/2 INCHES FROM THE STARTING POINT; THENCE RUNNING SOUTH PARALLEL WITH THE WEST LOT LINE OF ORIGINAL LOT 27 IN PINE GROVE, 101 FEET AND 6 INCHES; THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) 110 FEET 11 1/2 INCHES AND THENCE RUNNING NORTH TO THAT SOUTH STARTING POINT, ALL WITHIN THE BOUNDARIES OF ALL THAT PART OF THE ORIGINAL LOT 27 IN PINE GROVE BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 987 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF EVANSTON AVENUE IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 2134 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22209427 AS AMENDED BY DOCUMENT NUMBER 22412554, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.