

UNOFFICIAL COPY

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RECORD OF PAYMENT

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2003-03-12 10:11:37
Cook County Recorder 28.50

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):

18-17-313-072-0000

SEE ATTACHED LEGAL

COOK COUNTY
RECORDER
BRIDGEVIEW OFFICE



Commonly Known As:

6211 EDGEBROOK LANE, INDIAN HEAD PARK, ILLINOIS 60525

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 8-2-02 as document number 0020848490 in COOK County, granted from CARL IVANELLI, JR. to ENTERPRISE. On or after a closing conducted on 2-10-03, Tigor Title Insurance Company (hereinafter "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 AND MAIL TO: Cathy A. Gray
TICOR TITLE INSURANCE COMPANY
6250 WEST 95TH STREET
OAK LAWN, ILLINOIS 60453



Walter H. R. - atty for
Carl Irvanelli

Borrower
RECOFPMT 11/02 DGG

Tigor Title Insurance Company

508195

Legal Description:

PARCEL 1:
LOT 25-6211

THAT PART OF LOT 25 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 100.64 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 56.08 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 5.20 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 67.47 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 25, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LANE; THENCE NORTHERLY ALONG SAID WEST LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 250.00 FEET, 43.21 FEET, ARC, (CHORD BEARING NORTH 3 DEGREES 00 MINUTES 06 SECONDS WEST, 43.17 FEET, CHORD) TO THE NORTH LINE OF SAID LOT 25; THENCE NORTH 82 DEGREES 02 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, 45.25 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 29.38 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 05 SECONDS EAST, 5.41 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, 19.72 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, 6.70 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, 56.08 FEET, TO EAST LINE OF SAID LOT 25; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE, 18.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 710.43 FEET, (TOP OF FOUNDATION OF BUILDING 25), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 25 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 100.64 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 50.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 5.92 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 5.20 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 23.55 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, 7.25 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 22.41 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, 31.83 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, 22.41 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 20.30 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 05 SECONDS EAST, 5.41 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, 19.72 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 5.56 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, 5.92 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, 4.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 710.43 FEET, (TO OF FOUNDATION OF BUILDING 25), AND ELEVATION 719.62 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 25 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 100.64 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 56.08 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, 5.20 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 30 SECONDS WEST, 23.55 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 30 SECONDS WEST, 48.16 FEET, TO THE NORTH LINE OF SAID LOT 25; THENCE NORTH 82 DEGREE 02 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, 33.62 FEET, TO A BEND POINT IN SAID NORTH

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LINE; THENCE NORTH 88 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG SAID NORTH LINE, 46.21 FEET, TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH 1 DEGREE 36 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE, 46.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 721.77 FEET, (SECOND FLOOR BUILDING 25) AND ELEVATION 729.77, (CEILING SECONDS FLOOR), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, DATED JULY 1, 1997 RECORDED JULY 28, 1997 AS DOCUMENT 97543481 FOR THE PURPOSE OF INGRESS AND EGRESS.

Property of Cook County Clerk's Office