

# UNOFFICIAL COPY

4314409 3/3

## RECORD OF PAYMENT



Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 05/08/2003 03:26 PM Pg: 1 of 2

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

13-31-421-005

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As

1746 N. Keystone  
Chicago, IL 60639

Which is hereinafter referred to as the Property

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded in

15/102

document number 000001945

Nestor, Monica & Juan Chavez

and a later closing numbered 4117/03. The Company disbursed funds pursuant to a payoff order for the mortgage or its agent, as a condition of terminating the mortgage or its agent, including the above mortgage to be satisfied.

3. This documentation is not issued by or on behalf of the Mortgagee or its agent, or the mortgagee. This documentation 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, in which Borrower should seek independent legal advice and in which subject Title Company makes no implied or express representation, warranty, or promise. This document does not purport and is not to be construed as a release of any mortgage and is not an agent for any party to the closing that funds were disbursed to Borrowers Mortgagee. Any power or duty to issue any legal release rests solely with the Mortgagee, for whom the Title Company does not act as agent with respect to the subject closing of the subject mortgage. No release of mortgage is being hereby issued by the Title Company and no mortgage release, if issued to the mortgagee, is being 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. The 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 near 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. If any land acquisition or improvement is made in any way to this RECORD OF PAYMENT or any mortgage release. This sole and exclusive remedy for Title Company's failure to record within 60 days shall be a refund upon demand of amounts collected from borrowers 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 agrees that all statements or agreements inconsistent with the terms of this record have been made, and that any allegation of error, omission or representations, 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.

Greater Illinois Title Co.

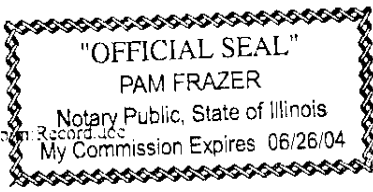
Title Company

*Eugene Moore*  
Borrower/Mortgagee

*Monica Chavez*

Subscribed and sworn to before me on this 4/17/03 day of 2003

Notary Public



PREPARED BY  
GREATER ILLINOIS TITLE CO.  
1534 N. MILWAUKEE AVE  
CHICAGO, IL 60642



Mail to  
Nestor Chavez  
1746 North Keystone Ave  
Chicago, IL 60639

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ORDER NO.: 1301 - 004314409  
ESCROW NO.: 1301 - 004314409

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**STREET ADDRESS:** 1746 NORTH KEYSTONE

**CITY:** CHICAGO

**ZIP CODE:** 60647

**COUNTY:** COOK

**TAX NUMBER:** 13-34-421-025-0000

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

THE NORTH 6 FEET OF LOT 43 AND LOT 44 (EXCEPT THE NORTH 6 FEET THEREOF) IN BLOCK 23 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307.0 FEET OF THE NORTH 631.75 FEET) IN COOK COUNTY, ILLINOIS.