



0316133043

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/10/2003 07:33 AM Pg: 1 of 2

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):

07-33-104-076-0000

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

1327 CRANBROOK CT., SCHAUMBURG, ILLINOIS 60193

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 12-6-01 as document number 0011155110 in COOK County, granted from THOMAS M. PHAN AND LI ZHANG to CHARTER ONE BANK. On or after a closing conducted on 5-5-03, 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 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: STEPH GLAVES
FIRST BANK PLAZA, EXECUTIVE CENTER, LAKE ZURICH, ILLINOIS 60047

MAIL TO: THOMAS M. PHAN
1327 CRANBROOK CT.
SCHAUMBURG, ILLINOIS 60193

Title Company

Thomas Phan
Borrower

Li Zhang, by Tom Phan, Atty
Borrower
RECOFPM11/02 DGG

BOX 333-CT

UNOFFICIAL COPY

RECORD OF PAYMENT

Legal Description:

THAT PART OF LOT 7 IN WELLINGTON COURT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1988 AS DOCUMENT NO. 88598270 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 IN WELLINGTON COURT; THENCE NORTH 04 DEGREES 14 MINUTES 32 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 127.59 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 04 DEGREES 14 MINUTES 32 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 38.65 FEET; THENCE NORTH 37 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 35.42 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 7; THENCE SOUTH 50 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 115.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHERLY, ALONG THE ARC OF A CURVE, BEING THE EASTERLY LINE OF SAID LOT 7, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 55.00 FEET, HAVING A CHORD BEARING OF SOUTH 28 DEGREES 18 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 10.11 FEET; THENCE NORTH 06 DEGREES 57 MINUTES 42 SECONDS WEST 22.23 FEET; THENCE NORTH 85 DEGREES 49 MINUTES 16 SECONDS WEST 88.94 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office