

UNOFFICIAL COPY

RECORD OF PAYMENT



0319341192

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/14/2003 10:10 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):

17-27-305-140-1103

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

2605 SOUTH INDIANA, UNIT 1304, CHICAGO, ILLINOIS 60616

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 09/10/02 as document number 0020994410 in COOK County, granted from YVONNE R. JONES to WASHINGTON MUTUAL BANK. On or after a closing conducted on 06/25/03, 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: NANCY WASILY
171 NORTH CLARK, CHICAGO, ILLINOIS 60601

MAIL TO: CHICAGO TITLE LAND TRUST, NO. 1080351
171 NORTH CLARK STREET
CHICAGO, ILLINOIS 60601

BOX 333-CTI

2

Yvonne R. Jones
Borrower

Title Company **CHICAGO TITLE AND TRUST COMPANY**
171 NORTH CLARK
CHICAGO, ILLINOIS 60601

Borrower

8090762
303
no no no absolute CP

UNOFFICIAL COPY**RECORD OF PAYMENT****Legal Description:****PARCEL 1:**

UNIT 1304 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PEARIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID THENCE NORTH ALONG SAID WEST LINE OF SOUTH PEARIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010913731; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NUMBER 30630 WITH AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NUMBER 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 2655205 FOR INGRESS AND EGRESS TO AND FROM THE PARKING FACILITY UPON THE LAND AND OTHER PROPERTY AS DESCRIBED IN EXHIBIT 'D' ATTACHED THERETO AND FOR INGRESS AND EGRESS TO AND FROM THE PARKING SPACES LOCATED IN THE AFORESAID PARKING FACILITY, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3-29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME.