

# UNOFFICIAL COPY

## RECORD OF PAYMENT



Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/23/2003 07:48 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):

14-07-418-018-1140

### SEE ATTACHED LEGAL DESCRIPTION

#### Commonly Known As:

4945 N. WOLCOTT, UNIT 3-B,, CHICAGO, ILLINOIS

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 3/3/99 as document number 99203588 in COOK County, granted from CHICAGO FINANCIAL SERVICES, INC. to LYNN FISCELLI. On or after a closing conducted on 05/09/03, 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: ROMAN RODRIGUEZ  
3225 N. ASHLAND AVENUE, CHICAGO, ILLINOIS 60657

MAIL TO: ~~INVESTMENT PROPERTY EXCHANGE SERV INC.~~  
~~171 N CLARK STREET~~ BARBARA DEMOS  
4TH FLR 4746 N. MILWAUKEE  
CHICAGO, ILLINOIS 60601 CHICAGO IL 60630

Lynn Fiscelli  
Borrower

Title Company

Borrower

**BOX 333 CT**

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### Legal Description:

#### PARCEL 1:

UNIT 4945 3-B IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 THAT PART OF LOTS 1 TO 6, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLOND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING 0 DEGREES EAST A DISTANCE OF 305.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 110.00 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 260.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID TRACT THENCE SOUTH 0 DEGREES EAST 260.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08040592, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

UNIT P-48 IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 THAT PART OF LOTS 1 TO 6, ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLOND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE VACATED ALLEY THENCE SOUTH 0.00 DEGREES 00'05" WEST ALONG THE EAST LINE OF SAID VACATED ALLEY 626.43 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE NORTH 89.00 DEGREES 45'29" EAST ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF LOT 6, 54.00 FEET; THENCE NORTH 00 DEGREES 00.05" EAST, 37.00 FEET; THENCE SOUTH 89 DEGREES 59'55" EAST, 21.00 FEET; THENCE NORTH 0.00 DEGREES 00'05" EAST, 552.42 FEET; THENCE NORTH 89.00 DEGREES 59'55" WEST,, 21.00. FEET; THENCE NORTH 0.00 DEREES 00'05" FEET EAST; 37.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89.00 DEGREES 45'35" ALONG THE NORTH LINE OF SAID LOT 1 AND VACATED ALLEY 54.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AMENDED EXHIBIT "B" TO THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99306425, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.