

RECORD OF PAYMENT



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/28/2003 11:34 AM Pg: 1 of 3

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):

16-26-409-015-0000

SEE ATTACHED LEGAL

Commonly Known As:

2747 S. DRAKE, CHICAGO, ILLINOIS 60623

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 010702 as document number 0020018802 in COOK County, granted from MARIANO RAMIREZ AND MARTHA RAMIREZ BANK ONE MORTGAGE. On or after a closing conducted on 05/05/03, 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: Jeanine O'Keefe
TICOR TITLE INSURANCE COMPANY
203 N. LASALLE, SUITE 2200
CHICAGO, ILLINOIS 60601

Mariano Ramirez
Borrower
RECOFPMT 11/02 DGG
Martha Ramirez

Jeanine O'Keefe
Tigor Title Insurance Company

TICOR TITLE INSURANCE
BOX 15

3
BX 333-071
TICOR TITLE INSURANCE

UNOFFICIAL COPY

RECORD OF PAYMENT

Legal Description:

LOT 31 AND THE SOUTH 12 FEET OF LOT 32 IN JONES AND MCKILLIPS SUBDIVISION OF BLOCK 9 IN STEEL AND OTHERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



UNOFFICIAL COPY

TICOR TITLE INSURANCE COMPANY

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

BANK ONE MORTGAGE

MAY 6, 2003

Loan No.:

Borrower: MARIANO RAMIREZ
2747 S. DRAKE
CHICAGO, ILLINOIS 60623

Escrow No.: CH 000381065 1

Order No.: 2000 000381065 SC

Enclosed is our check in the amount of \$0.00 for the cancellation of the indebtedness secured by the property noted above. This indebtedness is secured by documents, as noted on the following page, recorded/filed as document no(s)

It is the direction and request of your borrower(s) that the debt be paid off, their account closed and terminated, and the security documents canceled and released of record.

In the event that our funds are insufficient to satisfy the outstanding indebtedness, we, as agent for your borrower(s), hereby direct you to deposit our draft or check immediately and apply the monies as a partial payment against the unpaid balance. Your borrower(s) hereby affirm responsibility for any unpaid balance. In any and all events, INCLUDING REVOLVING CREDIT, you are directed by your borrower(s) to terminate and cancel the credit agreement and NOT TO EXTEND FURTHER CREDIT THEREUNDER. Third parties (e.g., lenders secured by and purchasers of the property) are relying on your compliance.

If you are unable to comply with the foregoing you must notify us immediately.

Please forward the release deed and any other documentation which you may wish returned directly to your borrower at the following address:

MR & MRS RAMIEREZ
2747 S. DRAKE
CHICAGO, ILLINOIS 60623

Please note that any refund checks for excess interest or escrow account funds should be delivered to your borrower.

Do not return the release deed to Ticor Title Insurance Company.

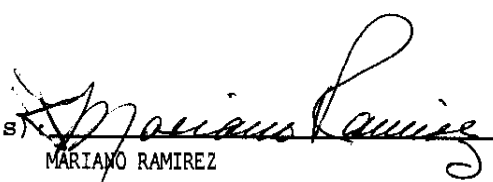
Your prompt attention to this matter is appreciated.

Sincerely,

Escrowee

Jeanine O'Keefe

Borrower(s)


MARIANO RAMIREZ


MARTHA RAMIREZ