

UNOFFICIAL COPY

4262115 (4/4)

RECORD OF PAYMENT



0321347137

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/01/2003 10:45 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 to the property) identified by tax identification numbers (s):

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

Which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on Sept 12, 2000 as document number (s) 00704509 granted from Atlantic International Mtg to Todd E Jenkins. On or after a closing conducted on 7-25-03, 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 documentation is not issued by or on behalf of the Mortgagee or as an agent of 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, 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 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 or the subject mortgage. No release of mortgage is being hereby 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 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 Borrower having no further obligation of any kind whatsoever to Borrowers arising out of or relating 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 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 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.

Title Company

Borrower/Mortgagor

Subscribed and sworn to before me this 25 day of July 2003

Notary Public Seymour C. Axelrod
Notary Public, State of Illinois
My Commission Expires 2/23/2007

PREPARED BY
GREAT
2146 S. Mannheim Rd.
Westchester, IL 60154

MAIL TO:
SEYMOUR C. AXELROD
422 S. SCOVILLE
OAK PARK, IL
60302

2

UNOFFICIAL COPY

ORDER NO.: 1301 - 004262115
ESCROW NO.: 1301 - 004262115

STREET ADDRESS: 1025 SOUTH 25TH AVENUE
CITY: BELLWOOD **ZIP CODE:** 60104
TAX NUMBER: 15-15-111-004-0000

COUNTY: COOK

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

LOT 54 (EXCEPT THE NORTH 75 FEET THEREOF) IN THE 6TH ADDITION TO BROADVIEW ESTATE IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.