

UNOFFICIAL COPY

RECORD OF PAYMENT

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):

17-04-204-050-1002



0324046082

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/28/2003 08:46 AM Pg: 1 of 2

SEE ATTACHED LEGAL

Commonly Known As:

158 BURTON, 2, CHICAGO, ILLINOIS 60610

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 08/21/02 as document number 0020915909 in COOK County, granted from PAUL R PEKOFKSKE to PROFESSIONAL MORTGAGE PARTNERS or after a closing conducted on 08/20/03, 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: ANGIE M. UGOLINI
TICOR TITLE INSURANCE COMPANY
600 HUNTER DRIVE
SUITE 302
OAK BROOK, ILLINOIS 60521

Borrower
RECOFPM 11/02 DGG

Tigor Title Insurance Company

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RECORD OF PAYMENT

Legal Description:

UNIT NUMBER 2 IN THE 158 WEST BURTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE SOUTH 77.47 FEET OF LOT 10 (EXCEPT THE WEST 2.50 FEET THEREOF) AND THE NORTH 2.78 FEET OF THE SOUTH 50.25 FEET OF THE EAST 3.93 FEET OF LOT 10 IN JOHN F. STARR'S SUBDIVISION OF LOTS 114, 115 AND 116 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS TO AND FROM WEST BURTON PLACE CREATED BY AGREEMENT RECORDED APRIL 13, 1964 AS DOCUMENT 19098118 OVER AND UPON THOSE PARTS OF LOT 10 IN JOHN F. STARR'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:

1) THE WEST 2.5 FEET OF THE SOUTH 77.47 FEET OF LOT 10

2) THE NORTH 12.16 FEET OF THE SOUTH 69.93 FEET OF SAID LOT 10 EXCEPTING THEREFROM THE NORTH 2.78 FEET OF THE EAST 3.93 FEET OF THE SOUTH 80.25 FEET OF SAID LOT 10 AND ALSO EXCEPTIN ALL THAT SPACE OR AREA WHICH LIES ABOVE A HORIZONTAL PLANE OF ELEVATION 28.22 FEET ABOVE CHICAGO CITY DATUM AND THE VERTICAL LIMITS OF WHICH ARE BOUNDED AND DESCRIBED AS FOLLOWS:

THE NORTH 3.16 FEET OF THE FEET OF THE 89.63 FEET OF THE WEST 11 FEET OF LOT 10 IN JOHN F. STARR'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS ALSO EXCEPTING ALL THAT SPACE OR AREA WHICH LIES BETWEEN TWO HORIZONTAL PLANES, THE LOWER OF WHICH HAS AN ELEVATION OF 13.20 FEET ABOVE CHICAGO CITY DATUM AND THE UPPER OF WHICH HAS AN ELEVATION OF 22.10 FEET ABOVE SAID DATUM AND THE VERTICAL LIMITS OF WHICH ARE BOUNDED DESCRIBED AS FOLLOWS:

THE NORTH 3.0 FEET OF THE SOUTH 89.63 FEET OF THE WEST 4.92 FEET OF THE EAST 22.17 FEET, IN COOK COUNTY, ILLINOIS.