

UNOFFICIAL COPY

SATISFACTION OF MORTGAGE



Doc#: 0325317185
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 09/10/2003 02:37 PM Pg: 1 of 2

When recorded Mail to:
Nationwide Title Clearing
2100 Alt 19 North
Palm Harbor, FL 34683

L#:18510269

The undersigned certifies that it is the present owner of a mortgage made by **JOSE MANUEL TORRES & BLANCA E. TORRES** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** bearing the date 12/14/01 and recorded in the office of the Recorder or Registrar of Titles of COOK County, in the State of Illinois in Book _____ Page _____ as Document Number 0020045973. The above described mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said county is authorized to enter this satisfaction/discharge of record. To the property therein described as situated in the County of COOK, State of Illinois as follows, to wit:

SEE EXHIBIT A ATTACHED
known as: 9836 S MARQUETTE CHICAGO, IL 60617
PIN# 26-07-137-039 VOLUME 297
dated 07/14/03
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: Danielle Brosnan Asst. Vice President

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me on 07/14/03 by Danielle Brosnan the Asst. Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. on behalf of said CORPORATION.

Milagros Martinez Notary Public/Commission expires: 12/16/2006
Prepared by: A. Graham - NTC 2100 Alt 19 N., Palm Harbor, FL 34683



Milagros Martinez
Notary Public, State of Florida
My Commission Exp. Dec. 16, 2006
DD172228
Bonded through
Florida Notary Assn., Inc.

FOR THE PROTECTION OF THE OWNER THIS RELEASE SHOULD BE FILED WITH THE RECORDER OR REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

||||| HSLRL PL 24131 KL

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AP# 345689 #99

LN# 345689 #99

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in

COOK

County, Illinois:

LOT 15 IN BLOCK 153 IN SOUTH CHICAGO, A SUBDIVISION OF ALL THAT PART OF SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, SOUTHWEST OF THE PITTSBURG, FORT WAYNE AND CHICAGO RAILROAD AND WEST OF THE CALUMET RIVER (EXCEPT LAND BELONGING TO THE NORTHWEST FERTILIZING COMPANY) ALSO THE NORTHEAST FRACTIONAL 1/4 AND EAST 2/3 OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 17, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF WHICH SUBDIVISION WAS FILED FOR RECORD JUNE 29, 1875, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS, AND RECORDED IN BOOK 10 OF MAPS, PAGE 11 AND 12. TAX I.D. #: 26-07-137-039 VOLUME 297

Parcel ID #: 26-07-137-039 VOLUME 297

which has the address of 9836 SOUTH MARQUETTE
CHICAGO

[Street]

[City], Illinois 60617 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payment of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.