

UNOFFICIAL COPY



RECORD OF PAYMENT

Doc#: 0327641013
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/03/2003 11:16 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):

17-34-121-086-0000

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

3435 SOUTH PRAIRIE, CHICAGO, ILLINOIS 60609

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 121902 as document number 0021412169/170 in COOK County, granted from CHICAGO COMMUNITY BANK to COLE TAYLOR BANK, AS TRUSTEE, U/T/A. After a closing conducted on 08/06/03, 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: CLORA MILLER
171 NORTH CLARK, CHICAGO, ILLINOIS 60601

MAIL TO: COLE TAYLOR BANK, AS TRUSTEE, U/T/A
111 WEST WASHINGTON
CHICAGO, ILLINOIS 60602

BOX 333-CTI

Cole Taylor Bank of Chicago
Borrower Trust # 967055
by [Signature]
Borrower
RECOPFMT 11/02 DGG

CHICAGO TITLE AND TRUST COMPANY
Title Company, NORTH CLARK
CHICAGO, ILLINOIS 60601

SM

SM

PK 9435769

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RECORD OF PAYMENT

Legal Description:

THAT PART OF THE SOUTH 1/2 OF LOT 7 LYING EAST OF THE EAST LINE OF PRAIRIE AVENUE AND WEST OF THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 IN DYER AND DAVISSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 7 WITH THE EAST LINE OF PRAIRIE AVENUE; SAID POINT BEING 286.32 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF PRAIRIE AVENUE, A DISTANCE OF 13.68 FEET TO A POINT IN A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ON SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 123.54 FEET TO THE WEST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH ON SAID WEST LINE OF ALLEY, A DISTANCE OF 13.70 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE WEST ON THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 123.54 FEET TO THE PLACE OF BEGINNING,

ALSO

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF PRAIRIE AVENUE AND WEST OF THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 IN DYER AND DAVISSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF HARRIET FARLIN'S SUBDIVISION OF LOTS 8, 9 AND 10 IN DYER AND DAVISSON'S SUBDIVISION AFORESAID WITH THE EAST LINE OF PRAIRIE AVENUE, SAID POINT BEING 278.33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF PRAIRIE AVENUE, A DISTANCE OF 7.94 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE OF PRAIRIE AVENUE WITH THE SOUTH LINE OF LOT 7 IN BLOCK 1 IN DYER AND DAVISSON'S SUBDIVISION AFORESAID; THENCE EAST ON SAID SOUTH LINE OF LOT 7, A DISTANCE OF 123.54 FEET TO A POINT IN THE WEST LINE OF A PUBLIC ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 7.33 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF ALLEY WITH NORTH LINE OF HARRIET FARLIN'S SUBDIVISION, SAID POINT BEING 278.97 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SAID NORTH LINE OF HARRIET FARLIN'S SUBDIVISION, A DISTANCE OF 123.54 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.