

# UNOFFICIAL COPY

## RECORD OF PAYMENT



Doc#: 0335039052  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/16/2003 11:35 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):

14-31-312-069-0000

SEE ATTACHED LEGAL DESCRIPTION

### Commonly Known As:

1836 N. WILMOT AVENUE, CHICAGO, ILLINOIS 60647

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 03/16/98 as document number 98204935 in COOK County, granted from ADAM J. GRAIS AND STEPHANIE GRAIS to WINDSOR MORTGAGE. On or after a closing conducted on 10/27/03, 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: SHERRY HOJNACKI  
171 NORTH CLARK, CHICAGO, ILLINOIS 60601

MAIL TO: ADAM J. GRAIS  
1836 N. WILMOT AVENUE  
CHICAGO, ILLINOIS 60647

CHICAGO TITLE AND TRUST COMPANY

171 NORTH CLARK

CHICAGO, ILLINOIS 60601

REC'D OF PMT 8/03 DGG

BOX 333-CT1

*Brooklyn Bailey, Atty for seller*  
ADAM J. GRAIS  
*Brooklyn Bailey, Atty for seller*  
STEPHANIE GRAIS

ABS  
NU  
40FS  
8174685  
CTC  
SJS

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## RECORD OF PAYMENT

### Legal Description:

UNIT "C" (#1836 WILMOT AVE.)

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "C" DISTANT 21.54 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 18.01 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 22.03 TO FEET TO A POINT; THENCE SOUTH 47 DEGREES 16 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 0.25 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 57.31 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "C"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 76.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "C"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECTION WEST ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 77.03 FEET TO A POINT; THENCE NORTH 47 DEGREES 16 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 0.21 FEET TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL, FOR A DISTANCE OF 22.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL "C"

THE SOUTHEASTERLY 8.73 FEET OF LOT 51; ALSO LOTS 52 TO 56 BOTH INCLUSIVE, ALL IN BLOCK 16, IN PIERCES ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.