

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):

23-06-303-021-0000



Doc#: 0335146135
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/17/2003 01:20 PM Pg: 1 of 2

SEE ATTACHED LEGAL

Commonly Known As:

138 SANTA FE LN., WILLOW SPRINGS,
ILLINOIS 60480

which is hereafter referred to as the Property.

2. The Property was subjected to a mortgage or trust deed ("mortgage") recorded on 8-13-02 as document number 0020882798 in COOK County, granted from STANLEY PISKORSKI JR to CHARTER ONE. On or after a closing conducted on 12-12-03, 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. 2

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: Cathy A. Gray
TICOR TITLE INSURANCE COMPANY
6250 WEST 95TH STREET
OAK LAWN, ILLINOIS 60453

Borrower
RECORD MT 11/02 12:56

Tigor Title Insurance Company

532892

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RECORD OF PAYMENT

Legal Description:

THAT PART OF LOT 57 IN THE WINDINGS OF WILLOW RIDGE, A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 99225273 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 57; THENCE SOUTH 02 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 57, A DISTANCE OF 46.86 FEET; THENCE NORTH 85 DEGREES 27 MINUTES 53 SECONDS WEST 116.06 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG SAID CENTER LINE AND SAID PARTY WALL EXTENDED SOUTHERLY, 57.00 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 53 SECONDS EAST 20.00 FEET; THENCE NORTH 04 DEGREES 32 MINUTES 07 SECONDS EAST, 17.17 FEET; THENCE NORTH 42 DEGREES 44 MINUTES 38 SECONDS WEST, 4.33 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 24 SECONDS EAST, 4.33 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 53 SECONDS EAST, 6.12 FEET TO THE CENTER LINE OF A PARTY WALL; THENCE NORTH 04 DEGREES 32 MINUTES 07 SECONDS EAST, ALONG SAID CENTER LINE, 33.83 FEET; THENCE NORTH 85 DEGREES 27 MINUTES 53 SECONDS WEST, 26.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

