

UNOFFICIAL COPY



RECORD OF PAYMENT

Doc#: 0406245109
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 03/02/2004 10:59 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):

04-32--401-140-0000

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:

10403 Dearlove #5

Glennview, IL 60025

A03-05581 MD

Which is hereafter referred to as the Property.

2. The property was subjected to a mortgage or trust deed ("mortgage") recorded on 9-17-03 as document number(s) 0326034123 granted from Andrew Filipowski to Mid America Bank. On or after a closing conducted on 2/26/04, Alliance Title Corporation disbursed funds pursuant to payoff letter from the Mid America Bank or its agents or assignee (hereinafter "Mortgagee"), for the purpose of causing the above mortgage to be satisfied.

3. This documentation is not issued by or on behalf of the Mortgagee or as an agent of the mortgagee. This documentation 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 Alliance Title Corporation makes no implied or express representation, warranty, or promise. This document does no more and can do no more than certify-solely by Alliance Title Corporation, and not as an agent for any party to the closing-that funds were disbursed to Borrowers Mortgagee. Any power or duty to issue any legal release rests solely with the Mortgagee, for whom the Alliance Title Corporation 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 Alliance Title Corporation, and no mortgage release, if issued by the Mortgagee, will be recorded by the Alliance Title Corporation 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. Alliance Title Corporation makes no undertaking and accepts no responsibility with regard to the mortgage or its release. Borrower disclaims, waives and releases any obligation of the Alliance Title Corporation, 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 near the future.

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4. Borrower and Alliance Title Corporation agree that this RECORD OF PAYMENT shall be recorded by Alliance Title Corporation within 60 days of completion of the closing and that upon recordation of the RECORD OF PAYMENT all of Alliance Title Corporation obligations to Borrower shall be satisfied, with Alliance Title Corporation to have no further obligation of any kind whatsoever to Borrowers arising out of or relating in any way to this RECORD OF PAYMENT or any mortgage release. This sole and exclusive remedy for Alliance Title Corporation failure to record within 60 days shall be a refund upon demand of amounts collected from borrowers 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 Alliance Title Corporation 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 representations, implied or express, shall be treated at all times by both parties as superseded by the statements, disclaimers, release 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.

Borrower/Mortgagor

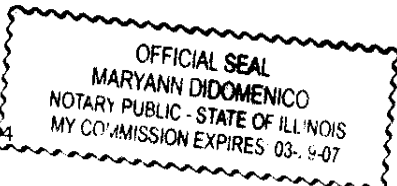
Borrower/Mortgagor

Alliance Title Corporation

Subscribed and sworn to before me by the said Borrower/Mortgagor this 26th day of Feb 2004

Notary Public
RECORD

Prepared By:
Alliance Title Corp.
6321 N. Avondale Suite 104
Chicago, IL 60631



Mail To:
Alliance Title Corp.
6321 N. Avondale Suite 104
Chicago, IL 60631

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 5 IN THE 10403 DEARLOVE ROAD CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THAT PART OF THE SOUTH 246.50 FEET OF THE WEST 880.0 FEET, AS MEASURED ON THE EAST AND SOUTH LINES THEREOF, OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF DEARLOVE ROAD, SAID SOUTHEASTERLY LINE OF SAID ROAD BEING A LINE 50.0 FET SOUTHEASTERLY OF THE CENTER LINE THEREOF, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 299.07 FEET EAST, AS MEASURED ALONG THE SOUTH LINE THEREOF AND 65.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SOUTHWEST CORNER OF THE AFOREDESCRIBED TRACT, THENCE NORTH 00 DEGREES EAST, THE SOUTH LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF EAST-WEST 52.0 FEET, THENCE NORTH 90 DEGREES EAST 61.67 FEET; THENCE SOUTH 00 DEGREES WEST, 52.00 FEET; THENCE NORTH 90 DEGREES WEST 61.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1978 AND FILED APRIL 11, 1978 AS DOCUMENT NUMBER LR3009772 AND RECORDED APRIL 11, 1978 AS DOCUMENT NUMBER 24397205 AND AS CREATED BY DEED FROM NORTHWEST FINANCIAL CORPORATION, A CORPORATION OF ILLINOIS TO EDGARDO NICIOLI AND ALDA NICIOLI, HIS WIFE, DATED SEPTEMBER 2, 1978 AND RECORDED MARCH 2, 1979 AS DOCUMENT NUMBER 24866740 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 5, 2003 AS DOCUMENT NUMBER 0030306389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-32-401-140

Commonly known as: 10403 Dearlove Road, UNIT 5, Glenview, Illinois

GRANTOR HEREIN FURTHER GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBERED 5 AND STORAGE SPACES NUMBERED 5 .

10403 Dearlove #5

Glenview, IL 60025