

UNOFFICIAL COPY



Doc#: 0407749160
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/17/2004 12:15 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

RIC 20031

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

DOCID#00032857042005N

KNOW ALL MEN BY THESE PRESENTS

That Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) DBA America's Wholesale Lender of the County of LOS ANGELES and State of CALIFORNIA, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto:

Name(s).....: THOMAS T KARABATSOS, GEORGIA
KARABATSOS

Property 1515 MARCUS CT, P.I.N. 09-22-202-004
Address.....: PARK RIDGE,IL 60068

heir, legal representatives and assigns, all the right, title interest, claim, or demand whatsoever it may have acquired in, through, or by a certain mortgage bearing the date 06/06/2001 and recorded in the Recorder's Office of COOK county, in the State of Illinois in Book N/A of Official Records Page N/A as Document Number 0010533474, to the premises therein described as situated in the County of COOK, State of Illinois as follows, to wit:

Legal Description Attached.

together with all the appurtenances and privileges thereunto belong or appertaining.

WITNESS my hand this 08 day of January, 2004.

Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) DBA America's Wholesale Lender

Heather Jones
Assistant Secretary

18-3

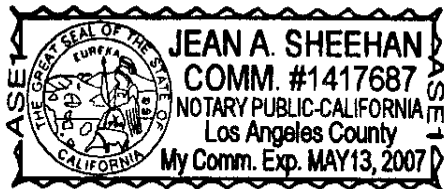
UNOFFICIAL COPY

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

I, Jean A. Sheehan a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Heather Jones, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 08 day of January, 2004.



Jean A. Sheehan
 Jean A. Sheehan, Notary public
 Commission expires 05/13/2007

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

Mail Recorded Satisfaction To:

THOMAS T KARABATSOS, GEORGIA KARABATSOS
1515 MARCUS CT
PARK RIDGE, IL 60068

Prepared By: Brigette Reaves
CTC Real Estate Services
176 Countrywide Way
MS: LAN-88
Lancaster, CA 93535-9944
(800) 540-2684

UNOFFICIAL COPY

0010533474 Page 2 of 5

DOC ID # 0003285704370106

and further described as:

LOT 148 IN SMITH AND HILLS PARK RIDGE MANOR UNIT 2, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER (EXCEPT THE WEST 217 FEET MEASURED ON NORTH AND SOUTH LINES THEREOF) OF SECTION 22, TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 09-22-202-004

Parcel ID #: 09-22-202-004

The Premises includes all buildings, fixtures and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto.

LOAN: The Mortgage will secure your loan in the principal amount of \$ 93,000.00 or so much thereof as may be advanced and readvanced from time to time to
THOMAS T KARABATSOS
GEORGIA KARABATSOS

the Borrower(s) under the Home Equity Credit Line Agreement and Disclosure Statement (the "Note") dated June 6, 2001, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Note. This Mortgage will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note, and any amounts advanced by you under the terms of the section of this Mortgage entitled "Our Authority To You." Loans under the Note may be made, repaid and remade from time to time in accordance with the terms of the Note and subject to the Credit Limit set forth in the Note.

OWNERSHIP: We are sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

BORROWER'S IMPORTANT OBLIGATIONS:

(a) **TAXES:** We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide you with proof of payment upon request.

(b) **MAINTENANCE:** We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) **INSURANCE:** We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Mortgage, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof