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Doc#: 0411322200
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/22/2004 04:09 PM Pg: 1 of 3

RELEASE OF MORTGAGE

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

KNOW BY ALL MEN BY THESE PRESENTS: that

Loan # 10531298

JPMORGAN CHASE BANK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2002 AMONG CREDIT BASED ASSET SERVICING AND SECURITIZATION LLC, SALOMON BROTHERS MORTGAGE SECURITIES VII INC., LITTON LOAN SERVICING LP AND JPMORGAN CHASE BANK, SALOMON MORTGAGE LOAN TRUST, CBASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2002-CB3, WITHOUT RECOURSE BY AND THROUGH ITS ATTORNEY IN FACT, LITTON LOAN SERVICING LP A DELAWARE LIMITED PARTNERSHIP, ("Holder"), is the owner and holder of a certain Mortgage executed by APRIL M. FLEMING, to ONE STOP MORTGAGE INC., dated 5/20/1999 recorded in the Official Records Book under Document No. 99528974, Book 5026, Page 0114 in the County of COOK, State of Illinois. The mortgage secures that note in the principal sum of 35000 and certain promises and obligations set forth in said Mortgage, and covers that tract of real property located in COOK County, Illinois commonly known as 7638 S Evans Ave Chicago, Illinois, being described as follows: SEE ATTACHED PARCEL: A.P.N.#20-27-414-032

Holder hereby acknowledges full payment and satisfaction of said note and mortgage and surrenders the same as canceled. Such mortgage, with the note or notes accompanying it, is fully paid, satisfied, released and discharged.

IN WITNESS WHEREOF Holder has caused these presents to be executed in its name, and its corporate seal to be (Corporate Seal) hereunto affixed by its proper officers thereunto duly authorized the 19 day of March, 2004.

FLEROOM

Handwritten initials/signature in the bottom right corner.

UNOFFICIAL COPY 7003082171

LOT SIXTEEN AND THE NORTH 12 1/2 FEET OF LOT SEVENTEEN IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF BLOCK SEVEN (7) IN WAKEMAN'S SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
A.P.N. #: 20-27-414-032

99528974

which has the address of

("Property Address");

7638 SOUTH EVANS AVENUE, CHICAGO, ILLINOIS 60619
TOGETHER WITH all the improvements now or hereafter erected on the property and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedure Act of 1974, as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

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JPMORGAN CHASE BANK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2002 AMONG CREDIT BASED ASSET SERVICING AND SECURITIZATION LLC, SALOMON BROTHERS MORTGAGE SECURITIES VII INC., LITTON LOAN SERVICING LP AND JPMORGAN CHASE BANK, SALOMON MORTGAGE LOAN TRUST, CBASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2002-CB3, WITHOUT RECOURSE BY AND THROUGH ITS ATTORNEY IN FACT, LITTON LOAN SERVICING LP

ATTEST/WITNESS:

Kathryn D. Nelson
BY: KATHRYN D. NELSON
TITLE: ASSISTANT CORPORATE SECRETARY

BY: Edward Parker
NAME: EDWARD PARKER
TITLE: ASSISTANT VICE PRESIDENT

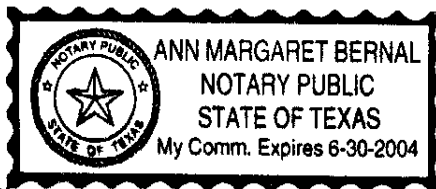
STATE OF TEXAS
COUNTY OF HARRIS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **EDWARD PARKER** and **KATHRYN D. NELSON** well known to me to be the **ASSISTANT VICE PRESIDENT** and **ASSISTANT CORPORATE SECRETARY**, respectively, of **LITTON LOAN SERVICING LP AS ATTORNEY IN FACT** and that they severally acknowledged that they each signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of 3-2004.

My Commission Expires:

Ann Margaret Bernal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Notary's Printed Name:

Return To:

April Fleming
7638 S Evans Ave
Chicago, IL 606192519

HOLDER'S ADDRESS:

LITTON LOAN SERVICING LP
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081-2226

FUTURE TAX STATEMENTS SHOULD BE SENT TO: APRIL FLEMING, 7638 S. EVANS AVE, CHICAGO, IL 60619
RELEASE prepared by: