UNOFFICIAL COPY

SATISFACTION OF MORTGAGE

When recorded Mail to: Nationwide Title Clearing 2100 Alt. 19 North Palm Harbor, FL 34683

L#: 1606142056



Eugene "Gene" Moore Fee: \$26.50 Cook County Recorder of Deeds Date: 06/07/2004 09:06 AM Pg: 1 of 2

The undersigned certifies that it is the present owner of a mortgage made by LUIS A. ARROYO AND ANGEL RAMIREZ CHASE MANEATTAN MORTGAGE CORPORATION bearing the date 07/18/2002 and recorded in the office of the Recorder or Registrar of Titles of Cook County, in the State of Illinois in Book Page as Document Number 0020936635

The above described mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said county is authorized to enter this satisfaction/discharge of record. To the property therein described as situated in the County of Cook , State of Illinois as follows, to wit:

SEE ATTACHED EXHIBIT A known as: 268 E EISENHOWER CT PALATINE, IL 60074 PIN# 02-14-419-007-0000

dated 05/21/2004 CHASE MANHATTAN MORTGAGE CORPORATION

By: STEVE **ROGERS**

VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF Pinellas The foregoing instrument was acknowledged before me on 05/21/2004 by STEVE ROGERS the VICE PRESIDENT of CHASE MANHATTAN MORIGAGE CORPORATION on behalf of said CORPORATION.

MARY JO MCGQWAN

Notary Public/Commission expires: 07/30/2007

MARY JO MCGOV!! Notary Public State of F Commission Exp. July 30, 2007 No. DD 023640 Bonded through (800) 432-4254

Prepared by: V. Escalante/NTC,2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 FOR THE PROTECTION OF THE OWNER THIS RELEASE SHOULD BE FILED WITH THE RECORDER OR REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

CHAS6

370816 BF039496

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UNOFFICIAL CO

LOT 11 IN BLOCK 2 IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED AS IN
THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 12, 1955, AS DOCUMENT NUMBER 1606941, IN COOK COUNTY, PIN # 02-14-419-007-0000 ILLINOIS.

which has the address of

268 E EISENHOWER CT, PALATINE, IL 60074

(Property Address)

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.

THIS SECURITY INSTRUMENT combine, uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as io'lo vs:

UNIFORM COVENANTS:

1. Payment of Principal, Interest and Late Charge Borrower shall pay when due the principal of, and interest on, the

debt evidenced by the Note and late charges due under the No e.

2. Monthly Payment of Taxes, Insurance, and Other Charges Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under Paragraph 4. In any year in which the Lender must per mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (1) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds".

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. § 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments

are available in the account may not be based on amounts due for the mortgage insurance premiura-

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any an e are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the short age as permitted

by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b) and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b) and (c).

3. Application of Payments. All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

L.A.

Fifth, to late charges due under the Note.

ILLINOIS FHA DEED OF TRUST C-1201LT PAGE 2 OF 6 (7/96) (Replaces 1/96) A.12

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