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CERTIFICATE OF RELEASE



Doc#: 0422316158
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/10/2004 11:35 AM Pg: 1 of 2

Date: July 23, 2004

Title Order No.: 824290

Name of Mortgagor(s): Kevin L. Phipps and Michael R. Phipps
Name of Original Mortgagor: First Franklin Financial Corporation
Name of Mortgage Servicer (if any): Option One Mortgage Corp.
Mortgage Recording: Volume Page: or Document No.: 0020443383

The above referenced mortgage has been paid in accordance with the payoff statement and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release. The person executing this certificate of release is an officer or duly appointed agent of a title insurance company authorized and licensed to transact the business of insuring titles to interest in real property in this State pursuant to Section 30 of the Mortgage Certificate of Release Act. This certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or part of the property described in the mortgage. 2MN

The mortgagee or mortgage servicer provided a payoff statement.

The property described in the mortgage is as follows:

See Attached Exhibit "A"

Permanent Index Number: 16-14-101-021-0000 Vol. 0559
Common Address: 3820 West Monroe Street, Chicago, IL 60624

First American Title Insurance Company

By: *Marla White*

Its: Office Manager
Address: 27775 Diehl Road, Warrenville, IL 60555
Telephone No.: (630) 799-7100

1st AMERICAN TITLE order # 824290
1552

State of Illinois)
County of Cook)ss

This instrument was acknowledged before me on July 23, 2004 by

Martha Rodriguez
Notary Public, State of Illinois
My commission expires: 01-15-05

as office manager of First American Title Insurance Company.

"OFFICIAL SEAL"
MARTHA RODRIGUEZ
Notary Public, State of Illinois
My Commission Expires 01/15/2005

Prepared By: Robert J. Duffin, First American Title Insurance Company, 27775 Diehl Road, Warrenville, Illinois 60555

Mail To: Kelvin Phipps, 3820 West Monroe Street, Chicago, IL 60624

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EXHIBIT A - LEGAL DESCRIPTION

LOT 13 IN BLOCK 1 IN JOHN J. LYONS' RESUBDIVISION OF LOTS 24 TO 40, BOTH INCLUSIVE, IN BLOCK 1 OF LAMBERT TREE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office