



UNOFFICIAL COPY



Doc#: 0423705070
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/24/2004 09:57 AM Pg: 1 of 2

CERTIFICATE OF RELEASE

B/B

Date: July 20, 2004

Title Order No.: C-881624

Name of Mortgagee(s): Franklin H. Pettis and Ella M. Pettis
Name of Original Mortgagee: Capital Mortgage Services, LLC
Name of Mortgage Servicer (if any): Flagstar Bank, FSB
Mortgage Recording: Volume: Page: or Document No.: 0315627102

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.

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: 31-20-303-037-0000 Vol. 179
Common Address: 6373 Patricia Drive, Matteson, IL 60443

FIRST AMERICAN TITLE
ORDER # 881624

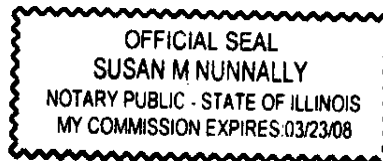
First American Title Insurance Company

By: *Daryl Hilton*
Its: Office Manager
Address: 30 N. LaSalle Street, Suite 2220, Chicago, IL 60602
Telephone No.: (312) 750-6780

State of Illinois)
County of Cook)ss

This instrument was acknowledged before me on July 20, 2004 by Cook as office manager of First American Title Insurance Company.

Susan M Nunnally



Notary Public, State of Illinois
My commission expires: Kelli Winsky

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

Mail To: Franklin H. Pettis and Ella M. Pettis,

PO Box 1820
CALUMET CITY IL 60409

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1: THAT PART OF D-1 IN RIDGELAND MANOR PHASE ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT D-1 THENCE NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT D-1, A DISTANCE OF 58.39 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS WEST, ALONG SAID CENTER LINE 140.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT D-1 THAT IS 59.47 FEET WEST OF AS MEASURED ALONG THE SOUTH LINE THEREOF, THE SOUTHEAST CORNER OF SAID LOT D-1 AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS OVER THE COMMON AREA FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN GRANT RECORDED AS DOCUMENT 00856252.

Property of Cook County Clerk's Office