

UNOFFICIAL COPY



Doc#: 0431015118
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/05/2004 04:06 PM Pg: 1 of 3

Prepared by and after recording mail to:

Stewart Mortgage Information
Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263

Illinois

County of Cook

ID: 925

Loan #: 4766466

Index:

JobNumber: 110_2403

RELEASE OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor: ALISON C. WUELLNER
Property Address: 4706 NORTH KELSO AVE., CHICAGO, IL 60630
Doc. / Inst. No: 0030423884
Book: 6149
Page: 0009
PIN: 13-15-212-046-0000
Legal: See Exhibit "A"

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, has caused these presents to be executed in its corporate name and seal by its authorized officers this 27th day of October 2004 A.D. .

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

SHERRY DOZA, AUTHORIZED AGENT



54
PB
CRAIG
J

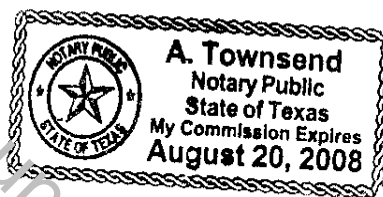
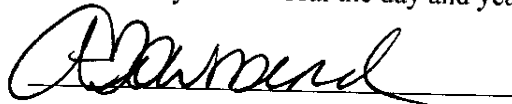
UNOFFICIAL COPY

STATE OF TEXAS
COUNTY OF HARRIS

On this 27th day of October 2004 A.D. , before me, a Notary Public, appeared SHERRY DOZA to me personally known, who being by me duly sworn, did say that (s)he is the AUTHORIZED AGENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said SHERRY DOZA acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

This instrument was prepared by:
Sherry Doza
Stewart Mortgage Information
3910 Kirby Drive, Suite 300
Houston, Texas 77098



UNOFFICIAL COPY

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY

of COOK

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 71 IN BLOCK 4 IN MCGRANE'S SUBDIVISION OF LOT 3 IN THE COUNTY CLERKS DIVISION OF LOTS 1 AND 7 TO 15 INCLUSIVE IN FITCH AND HECOX SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 13-15-212-046-0000
4706 NORTH KELSO AVENUE
CHICAGO
("Property Address"):

which currently has the address of
[Street]
[City], Illinois 60630 [Zip Code]

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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 combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items

4766466



301233884