

UNOFFICIAL COPY

RELEASE OF MORTGAGE

Loan No. 002-10346005

157034

THE ABOVE SPACE FOR RECORDER USE ONLY

KNOW ALL MEN BY THESE PRESENTS That LASALLE TALMAN BANK F.S.B.

a corporation existing under the laws of the United States of America. for and in consideration of one dollar, and other good and valuable considerations. the receipt whereof is hereby confessed. does hereby Remise, Convey, Release and Quit-Claim unto WANDA BOLDEN DIVORCED AND NOT SINCE REMARRIED

all the right, title, interest. claim or demand whatsoever it may have acquired in. through or by a certain Mortgage recorded/registered in the Recorder's/ Registrar's office of COOK County, Illinois, as Document No. 88444693 & to the premises therein described to-wit: 88444694

LOT 16 AND THE SOUTH 6 FEET OF LOT 15 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



4

Property Address: 1237 SOUTH INDEPENDENCE Permanent Index Number 16-23-104-007

Doc#: 0510941059 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/19/2005 12:11 PM Pg: 1 of 4



Said Association warrants that it has good right, title, and interest in and to said mortgage and has the right to release the same either as the original mortgagor or as successor in interest to the original mortgagee.

IN TESTIMONY WHEREOF, THE LASALLE TALMAN BANK FSB hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its duly authorized officers, this 27th day of APRIL 1994.

LASALLE TALMAN BANK FSB

Attest: [Signature] Consumer Loan Officer

By: [Signature] Assistant Vice President

STATE OF ILLINOIS } COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of LaSalle Talman Bank FSB and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal, the day and year first above written.



[Signature] Notary Public

THIS INSTRUMENT WAS PREPARED BY: MARY L. PATTERSON

LASALLE TALMAN BANK FSB Consumer Lending Division 4901 West Irving Park Road Chicago, Illinois 60641

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

Recorder's Box No. _____

Mail to: _____

UNOFFICIAL COPY**TALMANHOME**

Talman Home Federal Savings and Loan Association

**INSTALLMENT NOTE,
SECURITY AGREEMENT
AND DISCLOSURE STATEMENT**Loan # 02-1034600-5Date: September 24, 1988Amount \$: 45,000.00

Chicago, Illinois

FOR VALUE RECEIVED, the undersigned ("Borrower"), jointly and severally (if more than one Borrower), promise to pay to the order of The Talman Home Federal Savings and Loan Association of Illinois ("Lender"), Chicago, Illinois, at any of its offices, the principal sum of 45,000.00 Dollars and interest from September 24, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12.50 percent per annum (based on a 365 day year), such principal sum and interest to be payable in installments as follows: 661.96 Dollars on the 8th day of November, 1988, and the same amount on the same day of each month thereafter for 119 consecutive months.

NOTE: The installment payment shown above is for repayment of principal and interest only.

PAID IN FULL

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments	DATE
The cost of your credit as a yearly rate. 12.50 %	The dollar amount the credit will cost you. \$ 34,435.20	The amount of credit provided to you or on your behalf \$ 45,000.00	The amount you will have paid after you have made all payments as scheduled \$ 79,435.20	

Your Payment schedule will be:

NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	WHEN PAYMENTS ARE DUE
120	\$ 661.96	November 8, 1988 and monthly thereafter

SECURITY: You are giving a security interest in:

Your Automobile

The goods or property being purchased

Other: Real Estate

Any account or deposit you may have which is or may in the future be held by us.

FILING FEES: \$ 12.25 **NON-FILING INSURANCE \$** n/a

LATE CHARGE: If a payment is late, you will be charged \$ 5.00 / xx % of the payment.

PREPAYMENT: If you pay off early, you

may will not have to pay a penalty

may will not be entitled to a refund of part of the finance charge.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date, and prepayment refunds and penalties.

e means an estimate

Itemization of the Amount Financed:

44,737.75\$ n/a Amount given to you directly.\$ n/a Amount paid on your account.

Amounts paid to others on your behalf.

\$ n/a to public officials.\$ n/a to insurance companies.\$ n/a to appraisers.\$ n/a to credit reporting agencies.\$262.25 to Processing Fees\$ n/a to\$ n/a to\$ 0.00 Prepaid finance charge

DISCLOSURES: The disclosures set forth above are based upon the assumption that the payments indicated will be made in a timely manner. If Borrower fails to pay any installment in full on or before the scheduled due date, Borrower will be obligated to pay such additional amounts as may become payable by reason of the continuing daily accrual of interest, at the rate provided above, upon the entire principal balance remaining unpaid; and any resulting amount payable in excess of the amount shown as the Total of Payment shall be payable in addition to scheduled installment payments.

LATE CHARGE: In addition to any additional interest resulting from late payment, any payment received after ten days from the due date will be assessed a late charge of 5% of the overdue installment or \$5.00, whichever is less.

PREPAYMENT: Borrower has the right to prepay this loan, in full or in part, at any time without penalty. Upon each prepayment, the credit insurance premiums, if any, and interest shall cease to accrue on the amount prepaid. Prepayment in full will result in interest and credit insurance premiums (if any), being charged only to the date the loan is repaid. No refund of the Prepaid Finance Charge or Interest Charges will be made in any event.

SECURITY INTEREST: To secure all obligations of Borrower under this Agreement and all other present and future obligations of Borrower to Lender, Borrower, subject to any restrictions imposed by applicable law, grants to Lender a lien and security interest, under the Uniform Commercial Code or other applicable law, in the following property, including, to the extent hereinafter provided, after acquired property ("Collateral"):

 Security interest in motor vehicle described below and all accessions thereto, now or hereafter acquired:

Year _____ Make _____ Model _____ Serial No. _____

 Mortgage on real estate commonly known as: 1237 S. Independence Blvd. Chicago, Illinois 60623

(See Mortgage for detailed description of property and security interest.)

The mortgage encumbers after-acquired property, except consumer goods, and secures future advances.

 Other: _____

In addition, Borrower grants Lender a security interest in the proceeds of the collateral described above and a lien upon any accounts or deposits of Borrower held by Lender at any time.

INSURANCE

PROPERTY INSURANCE: Borrower agrees to maintain property insurance on the collateral as required by Lender. Property insurance is not available from or through Lender and may be purchased from any insurer acceptable to Lender.

CREDIT INSURANCE: Credit insurance is not required to obtain this loan. If Borrower desires credit insurance, he/she may obtain it from any person of his/her choice. Credit insurance will not be provided under this Agreement unless Borrower requests it by signing the appropriate statement below. Borrower may terminate credit insurance within 15 days from the date of this Agreement and in such event the entire premium will be credited against the indebtedness. Only the parties signing below will be insured.

Type	Premium	Term	Signature
Credit Life	\$ n/a		I want credit life insurance* Signature: _____ Signature: _____
Credit Life and Disability	\$ n/a		I want credit life and disability insurance Signature: _____

If insurance is requested, Borrower agrees to pay Lender for each type of insurance coverage requested at the rate shown therefor. Any Borrower requesting insurance represents that he/she has not reached the age of 66.

*Two parties should sign only if joint credit life insurance is requested. (Only one death benefit is payable for joint credit life insurance.)

If credit insurance is included, see important notice concerning insurance.

Paragraphs 1 through 3 on the reverse side hereof, are incorporated herein by reference.

The undersigned acknowledge receipt of a completely filled-in copy of this Note, Security Agreement and Disclosure Statement prior to consummation of the loan.

BORROWER(S)**ADDRESS**

Wanda R. Bolden
Wanda R. Bolden

1540 N. LaSalle Street Chicago, IL 60610
apt.# 1901

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904-TAL

Property of Credit

A certificate which more fully describes the benefits and limitations of the credit life and/or disability insurance you applied for will be sent to you within 30 days. If you do not receive a certificate, contact your Creditor. The insurance will start on the effective date in the Schedule.

The amount of decreasing life insurance will decline evenly during the Term of Insurance. The amount of level life insurance will remain the same during the Term of Insurance. If you select joint life, only one death benefit will be payable. We won't pay any claim if you commit suicide within 2 years of the Effective Date.

Total disability means you are unable to perform the duties of your occupation for the first 12 months of disability. Thereafter, total disability means that you are unable to perform the duties of any occupation for which you are reasonably qualified by education, training or experience. If you are insured for total disability insurance, we will pay a benefit if you file proof that you became totally disabled while insured and continue to be totally disabled for more than 14 days. Payment will be calculated from the 1st day of disability. We won't pay the claim if your disability is caused by or results from: (1) a normal pregnancy or childbirth; (2) accident incurred or from sickness which manifested itself to you by requiring medical diagnosis or treatment within six months preceding the effective date of your coverage and which caused loss within the six months following the effective date of coverage; provided, however, that disability commencing thereafter resulting from such condition shall be covered; (3) intentionally self-inflicted injuries or attempted suicide while sane or insane; (4) flight in nonscheduled aircraft; or (5) war or military service.

The credit life insurance will cover only the first and second named individual(s) signing at the bottom of the Note on the reverse side. Proceeds of the insurance will be applied to reduce or discharge your unpaid balance. Credit disability shall only cover the first named individual signing at the bottom of the Note on the reverse side.

If your insurance stops before the Scheduled Expiration Date in the Schedule, you will be given a refund of unearned premium. I understand to be eligible for this insurance coverage I must be under age 65, in good health, and, for disability insurance, I must be currently employed for at least 30 hours per week.

Right to Examine: You are permitted to return this form within 15 days of its receipt and have the premium refunded if you are not satisfied with it for any reason.

NOTICE OF PROPOSED INSURANCE

US LIFE Insurance Company, One Woodfield Lake, Schaumburg, Illinois 60195

- 1. DEFAULTS:** If the Borrower fails to pay any installment in full on or before any scheduled due date or fails to comply with any other requirement of this Agreement or if any security instrument executed in connection with this loan, then the loan shall be deemed to be in default and the Lender shall have the option, without notice or demand, to declare all indebtedness owed by Borrower to Lender, in connection with this loan, immediately due and payable. Upon default Lender shall have all of the rights of a secured party under applicable state law. Borrower waives to the fullest extent permissible under applicable law demand, presentment, notice of dishonor and protest and agrees that any discharge or release of any Borrower or collateral, extension of time for repayment or renewal of this note, or delay in enforcing any rights under this Agreement by Lender will not impair any of Lender's rights or affect any of Borrower's obligations under the Agreement. Borrower agrees to pay all expenses incurred in collecting the loan including reasonable attorneys' fees and court costs. Borrower agrees Lender shall have the option to perform any obligation of Borrower which Borrower fails to perform and take any other action Lender deems necessary to protect its security interest or the collateral and Borrower agrees that the resulting expense incurred by Lender shall be additional loan indebtedness. All obligations of Borrower, and all rights, power and remedies of Lender, set forth in this Agreement are in addition to those provided by law.
- 2. CARE OF COLLATERAL:** Borrower warrants and agrees (a) that Borrower has full title to the collateral and will keep the collateral free of all liens and claims whatsoever, other than the security interest of the Lender in the collateral, (b) not to sell, transfer or lease the collateral without Lender's prior written consent, (c) to keep the collateral at the address of the Borrower shown herein (except for motor vehicles which may be temporarily moved), (d) to maintain in the collateral in good repair, (e) to, at all times, keep the collateral insured, by companies reasonably satisfactory to Lender, against fire, damage, loss, theft and other risks for the full insurable value of the collateral and to name Lender as Loss Payee on the insurance policies, (f) Lender shall have the right to inspect the collateral at any reasonable time, and (g) to execute any document and do any other act, as Lender may request, necessary to establish and maintain a valid and perfected security interest in the collateral.
- 3. GENERAL TERMS:** Each of the parties signing this Agreement shall be jointly and severally obligated for repayment of the loan indebtedness. The loan evidenced by this Agreement has been made and the Note delivered in the State of Illinois and shall be governed by and construed in accordance with the laws of the State of Illinois. Any provision of this Agreement found to be invalid under applicable law shall not affect the validity of the remainder of the Agreement.

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Exhibit A

H-57034

LOT 16 AND THE SOUTH 6 FEET OF LOT 15 IN BLOCK 1 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-23-104-007-0000

C/K/A 1237 S. INDEPENDENCE BOULEVARD, CHICAGO, ILLINOIS 60623-1435

Property of Cook County Clerk's Office