

UNOFFICIAL COPY



****RELEASE DEED****

#77108-5- 77874-2

MAIL TO:

**A.J. Smith Federal Savings Bank
14757 S. Cicero Avenue
Midlothian, IL 60445
ATTN: LOAN SERVICING**

Doc#: 0515942221
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/08/2005 09:28 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

8274378

Know all Men by these Presents, That **A.J. SMITH FEDERAL SAVINGS BANK** formerly known as A.J. Smith Federal Savings and Loan Association, a Corporation existing under the laws of the United States of America For and in consideration of the payment of the indebtedness secured by the Mortgage Deed and **NOTE** hereinafter mentioned and the cancellation of the obligation thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, CONVEY, RELEASE and QUIT CLAIM** unto

Daniel Geraty and Geraldine L. Geraty - His Wife

of the County of Cook and State of Illinois, all the right interest claim or demand whatsoever it may have acquired in through or by certain Mortgage Deed and **NOTE** bearing the date the 23rd day of September, A.D. 2002, and recorded in the recorder's office of Cook County, in the State of Illinois in book _____ of record on page _____ as document no. 21076707, and in book of record on page _____, as document No.

to premises therein described as follows, to wit:

Lot 35 in Block 15 in Fifth Addition to Medema's El Vista Gardens, being a subdivision of part of the northwest 1/4 of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County Illinois.

Permanent Index Number: 28-17-112-035

Property Address: 15344 Arroyo Dr. Oak Forest, IL 60452

situated in the County of Cook and State of Illinois together with all the appurtenances and privileges thereunto belonging or appertaining.

In Testimony Whereof, the said **A.J. SMITH FEDERAL SAVINGS BANK** has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Vice President, the 27th day of May, A.D. 20 05.

3LC

A.J. SMITH FEDERAL SAVINGS BANK

By Susan Coleman - AJP
Susan Coleman Assistant Vice President

Attest Donna J. Manuel VP
Donna J. Manuel Vice President

BOX 334 CTI

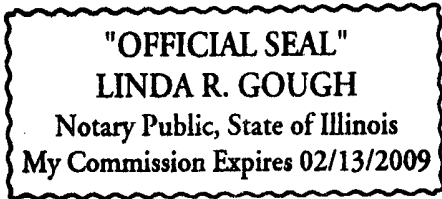
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STATE OF ILLINOIS

County of COOK

I, the undersigned, a Notary of Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that Vice President of the **A.J. SMITH FEDERAL SAVINGS BANK** and Asst. Vice President of said Corporation, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Vice President and Asst. Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Corporate Secretary did also then and there acknowledge that he/she as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of the said Corporation to said instrument as his/her own free and voluntary act, and as the fee and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of May, 20 05.



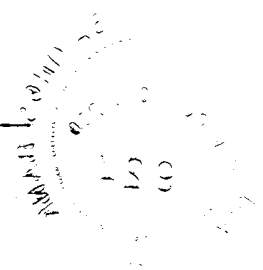
Linda R. Gough
Notary Public

This document was prepared by: **A.J. SMITH FEDERAL SAVINGS BANK**

IMPRESS SEAL BELOW:

Release Deed
By Corporation
A.J. Smith Federal Savings Bank
To

A.J. SMITH FEDERAL SAVINGS BANK
14757 S. Cicero Avenue
Midlothian, IL 60445



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(P) "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 Lender and Lender's successors and assigns, the following described property located in the

County [Type of Recording Jurisdiction]
of COOK [Name of Recording Jurisdiction]:

LOT 35 IN BLOCK 15 IN FIFTH ADDITION TO MEDEMA'S EL VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 28-17-112-035
15344 S ARROYO DR
OAK FOREST
("Property Address"):

which currently has the address of
[Street]
[City], Illinois 60452 [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 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 pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.