

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:



KANDI O FRANCIS
10344 S PULASKI RD UNIT 304
OAK LAWN , IL 60453
Loan No: 0001432665

Doc#: 0533546036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 10:33 AM Pg: 1 of 3

TICOR TITLE

RELEASE OF MORTGAGE/TRUST DEED BY CORPORATION (ILLINOIS)

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.

Know All Men By these Presents, Crown Mortgage Company of the County of Cook and the State of Illinois for and in consideration of the payment of the Indebtedness secured by the property herein-after mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY and QUIT CLAIM** unto KANDI O FRANCIS / their heirs, legal representatives and assigns, all the right, titles, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing the date **May 2, 2003** and recorded in the Recorder's Office of Cook County, in the State of IL, in book of records on page as Document No. 0316707190, to the premises therein described as follows, situated in the County of Cook State of IL to wit:

SEE ATTACHED FOR FULL DESCRIPTION

Tax ID No. (Key No.) 24-15-217-003-1024 Tax Unit No.

Witness Our hand(s) and seals(s), November 15, 2005.

THIS INSTRUMENT
WAS PREPARED BY: MARY RIHANI

BY: Mary Rihani
Mary Rihani
Loan Servicing Manager

CROWN MORTGAGE COMPANY
6141 WEST 95TH STREET
OAK LAWN, IL 60453

BY: Heather Kowalczyk
Heather Kowalczyk
Asst. Secretary

STATE OF ILLINOIS)
COUNTY OF Cook)

On November 15, 2005, before me, the undersigned Notary Public, personally appeared Mary Rihani and Heather Kowalczyk and known to me to be the Loan Servicing Manager and Asst. Secretary, authorized agents for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

Susan Block
Notary Public

UNOFFICIAL COPY



Ticor Title Insurance Company

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

TICOR TITLE

CROWN MORTGAGE

OCTOBER 27, 2005

Loan No.:

Borrower: KANDI O. FRANCIS
10344 S. PULASKI
OAK LAWN, ILLINOIS 60453

Escrow No.: CH 000575754

Order No.: 2000 000575754 OC

Enclosed is our draft in the amount of \$77,231.96 for the cancellation of indebtedness on the property noted above. This indebtedness is secured by documents recorded/filed as document no(s)

In the event that our funds are insufficient to satisfy the outstanding indebtedness, we, as agent for your borrowers, hereby direct you to deposit our check immediately and apply the monies as a partial payment against the unpaid balance.

Please return the following items along with one copy of this request to the above address:

RELEASE DEED

Please forward directly to your mortgagor any other documentation which you may wish returned to the following address:

KANDI O. FRANCIS
10344 S. PULASKI
OAK LAWN, ILLINOIS 60453

Please note that any refund checks for excess interest of escrow account funds should be mailed to your borrower. Also please note all recording fees have been collected and paid at closing.

Your prompt attention to this matter is appreciated.

Sincerely,

Yolanda Seals

UNOFFICIAL COPY

(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

TICOR TITLE

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]:

UNIT 304 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOT 1 IN OWNERS DIVISION OF LOT 1 BONGWOOD ACRES, BEING A SUBDIVISION OF THE NORTH EAST QUARTER AND THE EAST 1/2 OF THE NORTH WEST QUARTER AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION BY MARQUETTE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 2762 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19738205 TOGETHER WITH AN UNDIVIDED 1.7% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Parcel ID Number: 24-15-217-003-1024
10344 S. PULASKI RD UNIT 304
OAK LAWN
("Property Address"):

which currently has the address of _____ [Street]
_____, Illinois 60453 [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.