

UNOFFICIAL COPY



Doc#: 0609745027 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2006 09:02 AM Pg: 1 of 4

Property Clerk's Office



Release of Deed

Full

Partial

Know all Men by these presents, that JPMORGAN CHASE BANK, N.A.
F/K/A BANK ONE, N.A.

consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto PHILIP J CRIHFIELD AND JAQUELINE A CRIHFIELD, Husband and wife, not as tenants in common, nor as joint tenants, but as tenants by the er and its/his/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Bank may have acquired in, through or by a certain Mortgage dated 01/13/04 as Document Number 0407648206 Book n/a Page n/a recorded/registered in the Recorder's/Registrars Office of Cook County, in the State of Illinois applicable to the property, situated in said County and State, legally described as follows, to-wit:

See Attached

Property Address: 900 Edgemere Court
Evanston, IL 60202

PIN 11-19-225-019

For the Protection of the Owner, this Release shall be filed with the Recorder or Registrar of Titles in whose office the Mortgage or Trust of Deed was filed.

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CHECK IF PARTIAL - if checked, the following apply

This Release is deemed and shall be construed solely as partial release of the aforementioned Mortgage and Assignments of Rents, which also covers other property and that the lien of said Mortgage and Assignment of Rents shall continue without abatement or interruption with respect to all of the Bank's right, title and interest in and to any and all other property still remaining subject to said liens and encumbrances.

Dated at LOUISVILLE, KY as of 03/09/06

JPMORGAN CHASE BANK, N.A.

By: *Netta Hayden*
Netta Hayden
Its: AVP

Attest: *Cynthia Langford*
Cynthia Langford
Its: Officer

State of Kentucky
County of Jefferson

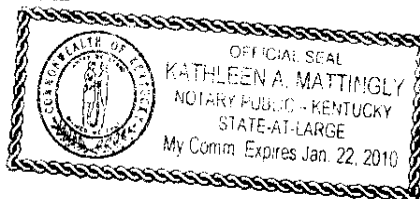
I, the undersigned, a Notary Public in and for County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers or authorized agents of JPMORGAN CHASE BANK, N.A.
F/K/A BANK ONE, N.A.

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 agents 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 therein set forth.

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

Kathleen A. Mattingly
Notary Public

My Commission Expires:




This instrument was prepared by: C.R.Ash

After recording mail to: JPMorgan Chase Bank, N.A. PO BOX 32096 LOUISVILLE KY 40232-2096

00603000075118

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

Bank One, N.A. with
Columbus, Ohio as its main
office
Chicago Private Client Services
LPO
55 W. Monroe
14th Floor
Chicago, IL 60670

	
0407648206	
Doc#:	0407648206
Eugene "Gene" Moore Fee:	\$46.50
Cook County Recorder of Deeds	
Date:	03/16/2004 03:36 PM Pg: 1 of 12

WHEN RECORDED MAIL TO:

Wealth Management Loan
Servicing
P.O. Box 32096
Louisville, KY 40232-2096

DD1.033000-75118 9002

FOR RECORDER'S USE ONLY

12

This Mortgage prepared by:

JUDITH M. LOSEMAN
55 W. Monroe
Chicago, IL 60670

MORTGAGE

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$364,000.00.

THIS MORTGAGE dated January 13, 2004, is made and executed between PHILIP J. CRIHFIELD AND JACQUELINE A. CRIHFIELD, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY, whose address is 900 EDMERE COURT, EVANSTON, IL 60202 (referred to below as "Grantor") and Bank One, N.A. with Columbus, Ohio as its main office, whose address is Chicago Private Client Services LPO, 55 W. Monroe, 14th Floor, Chicago, IL 60670 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in COOK County, State of Illinois:

THAT PART OF LOT 12 IN KNOX'S RE-SUBDIVISION OF BLOCK 6 IN GIBBS, LADD AND GEORGE'S ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN WEST LINE OF SAID LOT 12, 423 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 183 FEET TO THE CENTER LINE OF EDMERE COURT; THENCE SOUTHEASTERLY PARALLEL WITH THE WEST LINE OF SAID LOT 12, 140 FEET TO THE SOUTH LINE OF SAID LOT 12, THENCE WEST ALONG SAID SOUTH LINE 183 FEET TO THE WEST LINE OF SAID LOT 12, THENCE NORTHWESTERLY 140 FEET TO THE PLACE OF BEGINNING, IN SECTION

UNOFFICIAL COPY**MORTGAGE
(Continued)**

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19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

The Real Property or its address is commonly known as 900 EDGEMERE COURT, EVANSTON, IL 60202. The Real Property tax identification number is 11-19-225-019

REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the Indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Borrower under the Credit Agreement, but also any future amounts which Lender may advance to Borrower under the Credit Agreement within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement and Related Documents. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in this Mortgage and any intermediate balances.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property (2) use, operate or manage the Property, and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws. (b) any use, generation, manufacture, storage, treatment, disposal, release, or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property; or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of, or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental