

UNOFFICIAL COPY

H62036



0618143185

RECORD OF PAYMENT

Doc#: 0618143185 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2006 02:05 PM Pg: 1 of 3

1. THE SELLING OR REFINANCING  
BORROWER (BORROWER) IDENTIFIED  
BELOW HAS OR HAD AN INTEREST IN  
THE PROPERTY ( OR IN A LAND TRUST  
HOLDING TITLE TO THE PROPERTY)

IDENTIFIED BY TAX IDENTIFICATION  
NUMBER(S): 12-11-121-035-1003  
PIN:

SEE ATTACHED LEGAL

COMMONLY KNOWN AS: 8517 W. RASCHER #210  
CHICAGO, IL 60656

WHICH IS HEREAFTER REFERRED TO AS THE PROPERTY.

3  
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2. THE PROPERTY WAS SUBJECTED TO A MORTGAGE OR TRUST DEED  
(MORTGAGE) RECORDED ON 10-1-04 AS DOCUMENT NUMBER  
042754128 IN Cook COUNTY, GRANTED FROM  
R. PROPERTIES TO BANCO POPULAR. ON OR  
AFTER A CLOSING CONDUCTED ON 6-27-06 HERITAGE TITLE  
COMPANY (HEREINAFTER "TITLE COMPANY") DISBURSED FUNDS  
PURSUANT TO A PAYOFF LETTER FROM SAID MORTGAGEE, OR ITS AGENT,  
OR ASSIGNEE (HEREINAFTER "MORTGAGEE") FOR THE PURPOSE OF  
CAUSING THE ABOVE MORTGAGE TO BE SATISFIED.

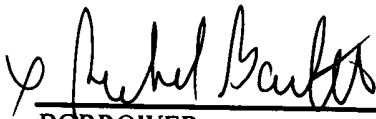
3. THIS DOCUMENT IS NOT ISSUED BY OR ON BEHALF OF SAID MORTGAGEE  
OR AS AN AGENT OF SAID MORTGAGEE. THIS DOCUMENT IS NOT A  
RELEASE OF ANY MORTGAGE. THE EXTENT OF ANY CONTINUING  
OBLIGATION OF THE BORROWER TO THE SAID MORTGAGEE IS A MATTER  
OF THE CONTRACT BETWEEN THEM, FOR WHICH BORROWER SHOULD  
SEEK INDEPENDENT LEGAL ADVICE, AND ON WHICH SUBJECT, TITLE  
COMPANY MAKES NO IMPLIED OR EXPRESS REPRESENTATION,  
WARRANTY, OR PROMISE. THIS DOCUMENT CERTIFIES THAT HERITAGE  
TITLE COMPANY SOLELY AND NOT AS AGENT FOR ANY PARTY AT  
CLOSING, DISBURSED FUNDS TO THE BORROWERS MORTGAGEE  
PURSUANT TO SAID PAYOFF LETTER. ANY POWER OR DUTY TO ISSUE  
ANY LEGAL RELEASE OF SAID MORTGAGE RESTS SOLELY WITH THE  
MORTGAGEE, FOR WHOM THE TITLE COMPANY DOES NOT ACT AS AGENT  
WITH RESPECT TO THE SUBJECT CLOSING OR THE SUBJECT MORTGAGE.  
NO RELEASE OF MORTGAGE IS BEING HEREBY ISSUED BY THE TITLE  
COMPANY. NO RELEASE OF MORTGAGE WILL BE ISSUED BY THE TITLE  
COMPANY, AND NO MORTGAGE RELEASE, IF ISSUED BY SAID  
MORTGAGEE, WILL BE RECORDED BY THE TITLE COMPANY AS A RESULT  
OF THE CLOSING, AS A RESULT OF THIS DOCUMENT, OR AS A RESULT OF  
ANY ACTUAL OR ALLEDGED PAST PRACTICE OR PRIOR COURSE OF  
DEALING BY TITLE COMPANY WITH ANY PARTY OR PARTY'S ATTORNEY.

# UNOFFICIAL COPY

TITLE COMPANY MAKES NO UNDERTAKING AND ACCEPTS NO RESPONSIBILITY WITH REGARD TO THE MORTGAGE OR ITS RELEASE. BORROWER DISCLAIMS, WAIVES AND RELEASES ANY AND ALL OBLIGATIONS OF THE TITLE COMPANY IN CONTRACT, TORT, EQUITY, OR UNDER ANY STATUTE WITH REGARD TO OBTAINING, VERIFYING, OR CAUSING EXECUTION IN THE PRESENT OR FUTURE EXISTENCE OF ANY MORTGAGE RELEASE, OR WITH REGARD TO THE RECORDING OF ANY MORTGAGE RELEASE, NOW OR IN THE FUTURE.

4. BORROWER AND TITLE COMPANY AGREE THAT THIS RECORD OF PAYMENT SHALL BE RECORDED BY TITLE COMPANY WITHIN 60 DAYS OF COMPLETION OF THE CLOSING AND THAT UPON RECORDATION OF THIS RECORD OF PAYMENT ALL TITLE COMPANY'S OBLIGATIONS TO BORROWER SHALL BE SATISFIED, AND TITLE COMPANY SHALL HAVE NO FURTHER OBLIGATION OF ANY KIND WHATSOEVER TO BORROWER ARISING OUT OF OR RELATING IN ANY WAY TO THIS RECORD OF PAYMENT OR ANY MORTGAGE RELEASE. THE SOLE AND EXCLUSIVE REMEDY FOR TITLE COMPANY'S FAILURE TO RECORD THIS INSTRUMENT WITHIN 60 DAYS SHALL BE A REFUND UPON DEMAND OF AMOUNTS COLLECTED FROM BORROWER FOR RECORDATION OF THIS RECORD OF PAYMENT. ANY FAILURE TO RECORD SHALL NOT NEGATE OR AFFECT ANY OTHER PROVISIONS OF THIS RECORD OF PAYMENT.
5. THIS DOCUMENT IS A TOTAL INTEGRATION OF ALL STATEMENTS BY TITLE COMPANY RELATING TO SAID MORTGAGE. BORROWER REPRESENTS THAT NO STATEMENTS OR AGREEMENTS INCONSISTANT WITH THE TERMS OF THIS RECORD HAVE BEEN MADE, AND THAT ANY ALLEGATION OF ANY PRIOR STATEMENT OR REPRESENTATION, IMPLIED OR EXPRESS, SHALL BE TREATED AT ALL TIMES BY BOTH PARTIES AS SUPERSEDED BY THE WRITTEN STATEMENTS, DISCLAIMERS, RELEASES AND WAIVERS CONTAINED HEREIN. BORROWER WAIVES ANY RIGHT TO RELY ON ANY STATEMENT OR ACT ALLEGED TO BE INCONSISTENT WITH THE TERMS HEREOF, UNLESS CONTAINED IN A WRITING SIGNED BY BOTH PARTIES, WHICH EXPRESSLY STATES THAT IT IS NEGATING THE LEGAL EFFICACY OF THIS DOCUMENT.

PREPARED BY AND MAIL TO: HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVENUE  
CHICAGO ILLINOIS 60630

  
BORROWER

  
HERITAGE TITLE COMPANY

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## Exhibit A

H62036

UNIT NUMBER J-3-W AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 11 (EXCEPT THE WEST 11.70 FEET THEREOF) ALL OF LOTS 12, 13 AND 14 IN NORDICA BUILDING CORPORATION SUBDIVISION UNIT NUMBER 3, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY NORDICA BUILDING CORPORATION, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22528917, TOGETHER WITH AN UNDIVIDED 5.34 PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

P.I.N 12-11-121-035-1003

C/K/A 8517 W. RASCHER AVENUE UNIT 2W, CHICAGO, ILLINOIS 60656-1334

County of Cook County Clerk's Office