

UNOFFICIAL COPY

RELEASE OF
MORTGAGE
INDIVIDUAL

RETURN DOCUMENT TO:

SOVEREIGN BANK

(Name)

PO BOX 12646

(Address)

READING, PA 19611

ATTN: 10-6438-SF5

0136307591

8/1/06



Doc#: 0627957197 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/06/2006 01:16 PM Pg: 1 of 3

Do Not Write In This Space
(FOR RECORDER USE ONLY)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned SOVEREIGN BANK County of BERKS in the State of PA for and in consideration of \$248,100.00 DOLLARS in hand paid, and other good and valuable considerations, the receipt whereof is hereby confessed, does hereby REMISE, CONVEY, RELEASE AND QUIT CLAIM unto PERRY VIETTI AND MELANIE NOWACKI of _____ County of COOK the State of IL all the right, title interest, claim or demand whatsoever they may have acquired in, through or by a certain mortgage deed bearing date the 19TH day of MAY, 2006 and recorded in the Recorder's Office of the County of COOK in the State of IL, in Book of mortgages, Page as Document Number 0615802137 to the premises therein described as follows, to wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

16-18-105-003-0000

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

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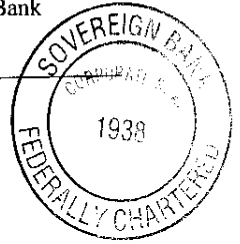
Dated this 30TH day of AUGUST, A.D. 2006.

Natalie Staudt *Natalie Staudt* -(Seal)

NATALIE STAUDT, Satisfaction Representative

Nicholas J. Badame *Nicholas J. Badame* -(Seal)

Nicholas J. Badame, Asst. V.P., Sovereign Bank



STATE OF PENNSYLVANIA }
COUNTY OF BERKS } SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nicholas J. Badame and NATALIE STAUDT personally known to me to be the same person(s) whose name(s) were subscribed to the foregoing instrument appeared before me this day in person, and acknowledges that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and seal, this 30TH day of AUGUST, 2006.

Jeffrey M. Miller
Jeffrey M. Miller
(Notary Public)

My commission expires _____, 20__.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jeffrey M. Miller, Notary Public
City Of Reading, Berks County
My Commission Expires July 28, 2008
Member, Pennsylvania Association Of Notaries

INSTRUMENT PREPARED BY:

NAME SOVEREIGN BANK

ADDRESS 601 PENN STREET

CITY, STATE, ZIP READING, PA 19601

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to Lender the following described property located in the County of Cook
State of Illinois:

THE NORTH 37 FEET OF LOT 16 AND THE SOUTH 13 FEET OF LOT 17 IN BLOCK 2 IN HULBERT'S
SUBDIVISION OF THE WEST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE
SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

Parcel ID #:

which has the address of 508 Clinton Avenue

Oak Park

[City], Illinois 60304

[Street] [ZIP Code] ("Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

0136307591

VMP -76(IL) (0308)

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Initial *MDV*
Form 3814