

RECORD OF PAYMENT

UNOFFICIAL COPY



0706757144

1. The Selling or Refinancing Borrower(s) ("Borrower") identified below has or had an interest in the property (or land trust holding title to the property) identified by Tax Identification Number(s):

Doc#: 0706757144 **Fee:** \$26.50
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/08/2007 11:09 AM Pg: 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As:
 3139 S. SPRINGFIELD AVE CHICAGO IL 60623

which is hereafter referred to as the Property.

2. The property was subjected to a mortgage or trust deed ("mortgage") recorded on JULY 13, 2004 as document number 0419547185 in Cook County, granted from SERGIO MORALES to EMC MORTGAGE CORPORATION. On or after a closing conducted on 02/28/07, XPRESS TITLE SERVICES, INC. disbursed funds pursuant to a payoff letter from the 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 the Mortgagee or as an agent of the Mortgagee. This document is not a release of any mortgage.** The extent of any continuing obligation of the Borrower to the Mortgagee is a matter of the contract between them, on which Borrower should seek independent legal advice, and on which XPRESS TITLE SERVICES, INC. makes no implied or express representation, warranty or promise. This document does no more and can do no more than certify-solely by XPRESS TITLE SERVICES, INC., and not as agent for any party to the closing that funds were disbursed to Borrower's Mortgagee, for whom XPRESS TITLE SERVICES, INC. does not act as agent with respect to the subject closing or the subject mortgage. **No release of mortgage is being hereby issued by XPRESS TITLE SERVICES, INC.. No release of mortgage will be issued by XPRESS TITLE SERVICES, INC., and no mortgage release, if issued by the Mortgagee, will be recorded by XPRESS TITLE SERVICES, INC. as a result of the closing, as a result of this document, or as a result of any actual or alleged past practice or prior course of dealing with any party or party's attorney. XPRESS TITLE SERVICES, INC. makes no undertaking and accepts no responsibility with regard to the mortgage or its release. Borrower disclaims, waives and releases any obligation of XPRESS TITLE SERVICES, INC., in contract, tort or under statute with regard to obtaining, verifying or causing the present or future existence of any mortgage release, or with regard to recording of any mortgage release now or in the future.**

4. Borrower and XPRESS TITLE SERVICES, INC. agree that this RECORD OF PAYMENT shall be recorded by XPRESS TITLE SERVICES, INC. within 60 days of completion of the closing and that **upon recordation of the RECORD OF PAYMENT all XPRESS TITLE SERVICES, INC. obligations to Borrower shall be satisfied, with XPRESS TITLE SERVICES, INC. to 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 XPRESS TITLE SERVICES, INC. failure to record 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 XPRESS TITLE SERVICES, INC. relating to the mortgage. Borrower represents that no statements or agreements inconsistent 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 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 writing signed by both parties, which expressly states that it is negating the legal efficacy of this document.

Prepared by:

Mail To:

XPRESS TITLE SERVICES, INC.
 10661 S Roberts Rd - Ste 101
 Palos Hills, IL 60465

SERGIO MORALES
 3139 S. SPRINGFIELD
 CHICAGO, IL 60623

SERGIO MORALES

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XPRESS TITLE SERVICES, INC.
 10661 S Roberts Rd - Ste 101
 Palos Hills, IL 60465
 Phone: (708) 974-2790
 Fax: (708) 974-2800

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LOT 162 IN EDWIN R. FAY'S 31ST RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-35-102-017-0000

CKA: 3139 S. SPRINGFIELD, CHICAGO, IL 60623

Property of Cook County Clerk's Office