



# The Talon Group

TITLE AND SETTLEMENT SERVICES

# UNOFFICIAL COPY



Doc#: 0707205261 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2007 02:48 PM Pg: 1 of 2

## CERTIFICATE OF RELEASE

Talon ND  
1590465 3JF3

FIRST AMERICAN TITLE

Date: February 26, 2007

ORDER # \_\_\_\_\_

Title Order No.: 1590465

Name of Mortgagor(s): Denise Ruane, as Trustee of the Ruane Zvokel Land Trust

Name of Original Mortgagee:

Name of Mortgage Servicer (if any): ~~First Horizon Home Loans~~ JPMorgan Chase Bank NA

Mortgage Recording: Volume: \_\_\_\_\_ Page: \_\_\_\_\_ or Document No.: 0506916073

The above referenced mortgage has been paid in accordance with the payoff statement and there is no objection from the mortgagee or mortgage servicer or its successor in interest to the recording of this certificate of release. The person executing this certificate of release is an officer or duly appointed agent of a title insurance company authorized and licensed to transact the business of insuring titles to interest in real property in this State pursuant to Section 30 of the Mortgage Certificate of Release Act.

This certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or part of the property described in the mortgage.

The mortgagee or mortgage servicer provided a payoff statement.

The property described in the mortgage is as follows:

See Attached Exhibit "A"

Permanent Index Number: 24-31-214-015-0000 Vol. 0248

Common Address: 124 Augusta Drive, Palos Heights, IL 60463

*First American Title Insurance Company*

By: 

Its: Office Manager

Address: 4849 W. 167th Street, Suite 101, Oak Forest, IL 60452

Telephone No.: (708)560-0200

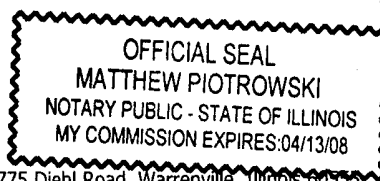
State of Illinois )

County of Cook )ss

This instrument was acknowledged before me on February 26, 2007 by \_\_\_\_\_ as office manager of First American Title Insurance Company.

Notary Public, State of Illinois

My commission expires: \_\_\_\_\_



Prepared By: Robert J. Duffin, First American Title Insurance Company, 27775 Diehl Road, Warrenville, Illinois 60555

Mail To: Brian Zvokel, 124 Augusta Drive  
Palos Heights, IL 60463



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## EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1: LOT 15 IN WESTGATE VALLEY ESTATES UNIT 1, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office