

UNOFFICIAL COPY

RELEASE OF MORTGAGE OR TRUST DEED BY INDIVIDUALS (ILLINOIS)

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



Doc#: 0724105128 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 12:32 PM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS, that Perl Mortgage, Inc., of the State of 2936 W. Belmont Avenue, Chicago, IL 60618 for and in consideration of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Shankar B. Iyer and Renee A. Iyer, their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever they may have acquired in, through or by a certain Mortgage, originally made and held by Shankar B. Iyer and Renee A. Iyer bearing date the 9th day of August 2005, and recorded on N/A in the Recorder's Office of Cook County, in the State of Illinois, in book N/A of records, on page N/A, as Document No. N/A to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

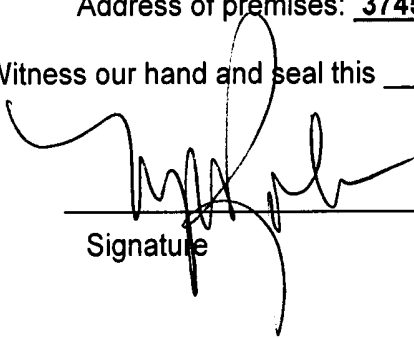
See Attached:

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number: 14-20-221-051-1003

Address of premises: 3745 N. Wilton Avenue, Unit #3, Chicago, Illinois 60612

Witness our hand and seal this 18th day of July 2007



Signature

Signature

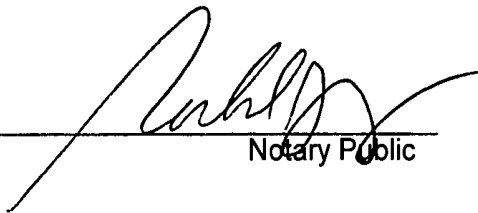
STATE OF IL)
COUNTY OF Cook) SS.

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I, Richard J. Kwilos, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Robinson personally known to me to be the same persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they as such signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of July, 2007.

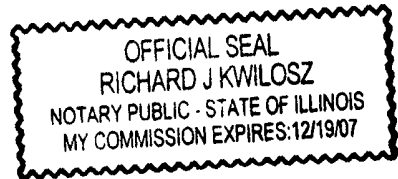
Commission expires 12/19/07


Notary Public

This instrument was prepared by Mary Robinson

RETURN RECORDED DOCUMENT TO:

2936 W. Belmont Avenue, Chicago, IL 60618



Loan #

Property of Cook County Clerk's Office

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(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY [Type of Recording Jurisdiction] of COOK [Name of Recording Jurisdiction]:

UNIT NUMBER 3 IN THE WILTON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 1/2 OF LOT 5 IN BLOCK 6 IN BUDKINGHAM'S SECOND ADDITION TO LAKEVIEW, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010546053; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Parcel ID Number: 14-20-221-051-1003
3745 N. WILTON AVENUE, UNIT #3
CHICAGO
("Property Address"):

which currently has the address of
[Street]
[City], Illinois 60613 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items 94294388

Initials: 