

UNOFFICIAL COPY



Recording Requested By:
GUARANTY BANK

When Recorded Return To:

MOLLY FLYNN
915 E BELLE PLAINE AVE #2
CHICAGO, IL 60613

Doc#: 0724910017 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2007 10:14 AM Pg: 1 of 3



Property of Cook County Clerk's Office

SATISFACTION

Guaranty Bank #3160041719 "FLYNN" ID/ Cook, IL

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

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor: MOLLY C FLYNN,
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")
Dated: 05/04/2005 and Recorded 05/12/2005 as Instrument No. 0513212167 in the County of COOK State of ILLINOIS

Legal:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Assessor's/Tax ID No.: 14-17-415-009-0000
Property Address: 915 E BELLE PLAINE AVE #2, CHICAGO, IL, 60613

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

On April 16, 2007

By: Laurie Siewert

LAURIE SIEWERT, ASSISTANT VICE
PRESIDENT

MXP-20070414-0030 ILCOOK COOK IL BAT: 43309 KXILSOM1

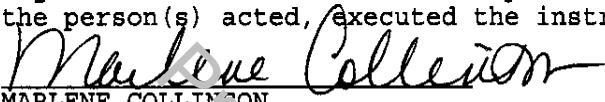
34 SD SY
350 5K
MAY 10 2007

UNOFFICIAL COPY

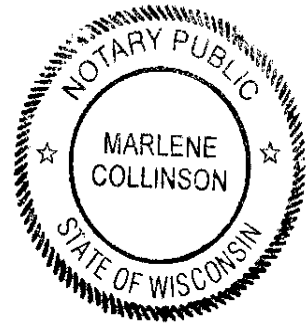
Page 2 Satisfaction

STATE OF Wisconsin
COUNTY OF Milwaukee

ON April 16, 2007, before me, MARLENE COLLINSON, a Notary Public in and for the County of Milwaukee County, State of Wisconsin, personally appeared LAURIE SIEWERT, ASSISTANT VICE PRESIDENT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


MARLENE COLLINSON
Notary Expires: 05/23/2010

(This area for notarial seal)



Prepared By: Pam Sirianni
MXP-20070414-0030 ILCOOK COOK IL BAT: 43309/3 600 1719 KXLSOM1

Property of Cook County Clerk's Office

watercourses and ditch rights (including stock in ditches with ditch or irrigation rights), and royalties, and profits relating to the real property including without limitation all minerals, oil, gas, geothermal and similar matters, (the Real Property") located in COOK County, State of Illinois: **EXHIBIT "A"**

LYING AND BEING LOCATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:

PARCEL I:

UNIT-915-2 AND P-9 IN BELLA PLAINE FLATS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 39 AND THE EASTERLY 5 FEET OF LOT 40 IN SUBDIVISION OF LOT 24 IN SUBDIVISION OF BLOCK 8 OF BUENA PARK SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

LOT 38 AND THE WEST 5 FEET OF LOT 37 IN THE SUBDIVISION OF LOT 24 IN SUBDIVISION OF BLOCK 8 IN BUENA PARK, SAID BUENA PARK BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, 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 0418210000 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The Real Property or its address is commonly known as 915 W BELLE PLAINE AVE #2, CHICAGO, IL 60613. The Real Property tax identification number is 14-17-415-009-0000

Grantor understands and agrees that Grantee holds only legal title to the interests granted by Grantee in this security instrument, but if necessary, to comply with law or custom, Grantee (as nominee for Lender, its successors and assigns) has the right to exercise any and 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 or cancelling this Security Instrument.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable