

UNOFFICIAL COPY



Doc#: 0730934030 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2007 09:01 AM Pg: 1 of 3

Return Address:
First American Title Insurance Company - Lenders Advantage
1100 Superior Ave., Suite 200
Cleveland, OH 44114

PARTIAL RELEASE

For valuable consideration, the undersigned mortgagee, GMAC Mortgage LLC dba Ditech fka GMAC Mortgage Corporation, dba Ditech, whose address is 100 Witmer Road, Horsham, PA 19044-0963 does hereby release from the lien and operation of a certain Mortgage from Obinna Nwosu and Rukvinder Nwosu, Husband and Wife in the amount of \$37,200.00 dated 10/21/2006 and recorded on 1/10/2007 in Doc. No. 0701015075 Book N/A, Page N/A of the Cook County, Illinois Land Records, only so much of the real property therein described as follows

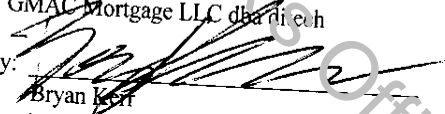
SEE ATTACHED "EXHIBIT A"

Without, however, invalidating the lien of said mortgage upon the remainder of the land therein described on any documents filed of record in the Illinois County Records.

First American Order Number: 10802709

Signed this 25th day of October, 2007.

GMAC Mortgage LLC dba Ditech

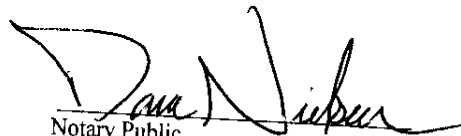
By: 
Bryan Kerr
Limited Signing Officer

STATE OF ARIZONA

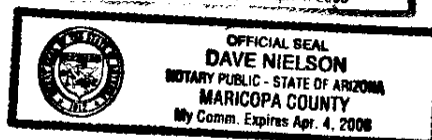
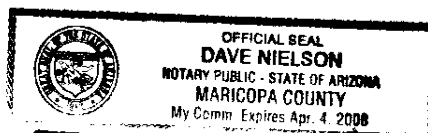
COUNTY OF MARICOPA

The foregoing Partial Release was acknowledged before me on the 25th day of October, 2007, by Bryan Kerr, its Limited Signing Officer, an authorized representative of GMAC Mortgage LLC dba Ditech.

My Commission Expires: April 4th, 2008


Notary Public

Prepared by:
Janice Tatonetti - Lien Perfection Specialist
First American Title Insurance Company -
Lenders Advantage
1100 Superior Ave., Suite 200
Cleveland, OH 44114



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EXHIBIT A

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

LOT 41 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 1 IN CRAGIN SAID
CRAIN BEING A SUBDIVISION OF CHARLES HOSMER'S OF PARTS OF THE
SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE
PLATS THEREOF RECORDED AS DOCUMENT 413959, IN BOOK 17 OF PLATS, PAGE
47 IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NO. : 13-33-406-011-0000

FIRST AMERICAN ORDER NO. 10802709

Property of Cook County Clerk's Office

UNOFFICIAL COPY

From: Pruey, Destinie [mailto:dpruey@firstam.com]
Sent: Thursday, October 25, 2007 5:34 AM
To: Nielson, David - AZ
Subject: RE: 10802709 / NWOSU / 656307653

Good morning David,

Here is the information we found out on the above file & would like to let you know as a FYI:

Neighbor's deed was recorded with Lots 40 and 41, when it should have just been 41, for 1921 N. LeClaire.

Parcel 13-33-406-011-0000 / Lot 41 / 1921 N LeClaire / Hugo Herrera Deed #0522945054 needs to be re-recorded to remove lot 40.

Borrower may run into further issues, because of a Court Order against neighbor, doc #0725655055 (\$500.00 fine for uncut weeds). Said order also shows Borrower's lot (lot 40), because of the 2005 deed.

Subject property:

Parcel 13-33-406-010-0000 / Lot 40 / 1923 N. LeClaire Deed #0429311013
Report is correct.

The Partial Release is being prepared to release Lot 41 now that all the correct information has been obtained. Please advise on any questions or concerns you may have. Thank you.

Please have a good day.

Please advise if I may be of further assistance.

Destinie Pruey

PROPERTY OF COOK COUNTY CLERK'S OFFICE