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Doc#: 0803134073 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2008 10:13 AM Pg: 1 of 4

Property of Cook County Clerk's Office



Release of Deed

Full

Partial

Know all Men by these presents, that JPMORGAN CHASE BANK N.A.

consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto JOHN CLINTON MABIE AND ERNESTINE DEBORAH CHESSE, HUSBAND AND WIFE NOT AS JOINT TENANTS IN COMMON BUT AS TENNANTS and its/his/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever Bank may have acquired in, through or by a certain Mortgage dated 07/17/06 as Document Number 0623648006 Book N/A Page N/A recorded/registered in the Recorder's/Registrars Office of COOK County, in the State of Illinois applicable to the property, situated in said County and State, legally described as follows, to-wit:
SEE THE ATTACHED LEGAL, THE OTHER PIN NUMBER IS 053 33 117 111 0000

Property Address: 2015 CENTRAL AVENUE
WILMETTE, IL. 60091

PIN 05 33 117 026 0000

For the Protection of the Owner, this Release shall be filed with the Recorder or Registrar of Titles in whose office the Mortgage or Trust of Deed was filed.

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CHECK IF PARTIAL - if checked, the following apply

This Release is deemed and shall be construed solely as partial release of the aforementioned Mortgage and Assignments of Rents, which also covers other property and that the lien of said Mortgage and Assignment of Rents shall continue without abatement or interruption with respect to all of the Bank's right, title and interest in and to any and all other property still remaining subject to said liens and encumbrances.

Dated at LOUISVILLE, KY as of 10/22/07

JPMORGAN CHASE BANK N.A.

By: Netta Hayden

NETTA HAYDEN
Its: AVP

Attest: Cynthia Langford

CYNTHIA LANGFORD
Its: ASSOCIATE

State of Kentucky
County of JEFFERSON

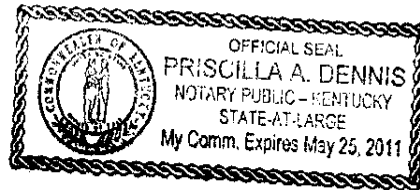
I, the undersigned, a Notary Public in and for County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers or authorized agents of JPMORGAN CHASE BANK N.A.

and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized agents of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

~~GIVEN~~ under my hand and notarial seal, the day and year first above written.

Priscilla A. Dennis
Notary Public

My Commission Expires: 05-25-2011



This instrument was prepared by: CYNTHIA LANGFORD

After recording mail to: JPMorgan Chase Bank, N.A. PO BOX 32096 LOUISVILLE KY 40232-2096

00603000118824

UCO# 006391700000

UNOFFICIAL COPY**MORTGAGE
(Continued)**

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PLAT THEREOF RECORDED JANUARY 9, 1985, AS DOCUMENT NO. 86-011782, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2015 CENTRAL AVENUE, WILMETTE, IL 60091.
The Real Property tax identification number is 05-33-117-026-0000, 05-33-117-111-0000

REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the Indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Borrower under the Credit Agreement, but also any future amounts which Lender may advance to Borrower under the Credit Agreement within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement and Related Documents. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in this Mortgage and any intermediate balance.

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 EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STATUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Borrower shall pay to Lender all Indebtedness secured by this Mortgage as it becomes due, and Borrower and Grantor shall strictly perform all Borrower's and Grantor's obligations under this Mortgage.

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

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RECORDATION REQUESTED BY:

JPMorgan Chase Bank, NA
Wilmette Private Client
Services LPO
1200 Central Avenue
Wilmette, IL 60091

Doc#: 0623648006 Fee: \$48.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/24/2006 10:33 AM Pg: 1 of 13

WHEN RECORDED MAIL TO:

Private Client Services Loan
Servicing
P.O. Box 32096
Louisville, KY 40232-2096



0060300018824 / 5004
NEW 006391700000

FOR RECORDER'S USE ONLY

This Mortgage prepared by:

LISA H. BERTAGNA
JPMorgan Chase Bank, NA
1200 Central Avenue
Wilmette, IL 60091

MORTGAGE

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$300,000.00.

THIS MORTGAGE dated July 17, 2006, is made and executed between JOHN CLINTON MABIE AND ERNESTINE DEBORAH CHESSE, HUSBAND AND WIFE, NOT AS JOINT TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, whose address is 2015 CENTRAL AVENUE, WILMETTE, IL 60091 (referred to below as "Grantor") and JPMorgan Chase Bank, NA, whose address is Wilmette Private Client Services LPO, 1200 Central Avenue, Wilmette, IL 60091 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, 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:

PARCEL 1:

LOT 2 IN THE SUBDIVISION OF THE EAST 127 FEET OF THAT PART LYING NORTH OF A LINE 165 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF CENTRAL AVENUE (EXCEPT THAT PART LYING NORTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID CENTRAL AVENUE) OF LOT 12 IN COUNTY CLERK'S DIVISION OF LOT 14 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

OUT-LOT "A" IN THE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE

(40.50)

Handwritten initials/signature