UNOFFICIAL COPY

PREPARED BY: Stasko and Boyd, LLC 20 S. Clark St. Suite 500 Chicago, IL 60603



Doc#: 0813018030 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 05/09/2008 11:46 AM Pg: 1 of 3

MAIL RECORDED DOCUMENT TO: JOHN P GIANDPULOS 12611 PALOS VEST BARINE PALOS PARK H, 60640

RELEASE OF MORTGAGE

RELEASE OF MORTGAGE OR TRUST DEED BY AN INDIVIDUAL

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR REGISTAR OF TITLES IN WHOSE OF TO THE MORTAGGE OR DEED OF TRUST WAS FILED.

12611 PAUS KNOW ALL MEN BY THESE PRESENT, That JOHN P. GIANOPULOS, of WC57 DR, PAGS PK for and in consideration of the payment of the indebtedness se ur d by the property hereinafter mentioned, and the cancellation of all the notes thereby secured, and the sum of one dollar, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUITCLAIM unto Peter A. Gianopulos, 540. North Lakewood, Avenue, Chicago, IL 60640, his heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 24th Day of April, 2006, and recor led in the Recorder's Office of Cook County, in the State of Illinois as document number 0617711141 to premises therein described as fonc ws situated in the County of Cook, State of Illinois, to wit:

Cook County, State of Illinois

See Attached Legal Description

The Real Property or its address is commonly known as 5418 North Likewood, Chicago, Illinois. The Real Property tax identification number is 14-08-111-028-0000.

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

Dated

this

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John P. Gianopulos, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and notarial seal, this

Day of June 200)
Notary Public

My commission expires:

County Clart's Office

4-23-09

Exempt under the provisions of

"OFFICIAL SEAL"
LEE A. MARTINO
Notary Public, State of Illinois
My Commission Expires 04/23/09

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

NO. 1601 June, 1993

GEORGE E. COLE® LEGAL FORMS

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

STATE OF _Illinois
COUNTY OF Cook SS
The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:
That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor
in the deed dated <u>April 25 , xx 2006 to Peter A. Gianopulos</u>
grantee, conveying the following described premises:
Lot 17 and the South 1/2 of Lot 16 in Block 6 in Cochran's Third Addition to Edgewater in the East 1/2 of the Northwest 1/3 of Section 8, Township 40 North, Range 14, East of the Trird Principal Meridian, in Cook County, Illinois.
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That no labor or material has been furnished for premises within the last four months, that is not fully paid for.
That since the title date of February 22 , xxx2006 in the report on title issued
by Attorneys' Title Guaranty Fund, Inc., affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.
That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly
and in full their rent to date, and are renting from to, and not for any longer term, and have no other or further interest whatsoever in premises.
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.