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1235539030

PREPARED BY SECURITY CONNECTIONS INC.
WHEN RECORDED MAIL TO:
SECURITY CONNECTIONS INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401
PH: (208)528-9895

Doc#: 1235539030 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 09:47 AM Pg: 1 of 3

STATE OF **ILLINOIS**
TOWN/COUNTY: **COOK (A)**
Loan No. **2002124941**
PIN No. **19-17-214-006-0000**



RELEASE OF MORTGAGE

The undersigned, owner or nominee of the beneficial owner of the indebtedness secured by that certain Mortgage described below, does hereby release and reconvey to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

SEE ATTACHED LEGAL.

Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR
NATIONWIDE ADVANTAGE MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS**

Address: **P.O. BOX 2026, FLINT, MI 48501-2026**
Property Address: **5604 S PARKSIDE CHICAGO, IL 60638**
Recorded in Volume _____ at Page _____

Instrument No. **0817234095**, Parcel ID No. **19-17-214-006-0000**

of the record of Mortgages for **COOK**, County,
Illinois, and more particularly described on said Deed of Trust referred
to herein.

Borrower: **JUAN CHAVEZ, HUSBAND AND MAYRA S CHAVEZ, WIFE**

J=NA8040112RE.005641
(RIL1)

MIN 100010220021249412 MERS PHONE: 1-888-679-6377

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CHICAGO, ILL.

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Loan No. 2002124941

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on DECEMBER 3, 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Melanie Hanson
MELANIE HANSON
ASSISTANT SECRETARY

Property of COOPER'S OFFICE

STATE OF IDAHO)
) ss
 COUNTY OF BONNEVILLE)

On this DECEMBER 3, 2012, before me, the undersigned, a Notary Public in said State, personally appeared MELANIE HANSON and _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as ASSISTANT SECRETARY and _____ respectively, on behalf of _____
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR
NATIONWIDE ADVANTAGE MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS
P.O. BOX 2026, FLINT, MI 48501-2026 and

acknowledged to me, that they, as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained and that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS My hand and official seal.

Emmett Green
EMMETT GREEN (COMMISSION EXP. 05-31-2018)
NOTARY PUBLIC



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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 of Cook [Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE ILLINOIS TO WIT:

LOT 2 IN THE RESUBDIVISION OF BLOCK 69 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO GARFIELD RIDGE, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO JUAN CHAVEZ BY DEED FROM OSCAR VACA AND DAMARIS FLORES IN JOINT TENANCY AS HUSBAND AND WIFE RECORDED 01/06/2004 IN DEED BOOK 0400614102 PAGE , IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS. TAX ID# 19-17-214-006-0000

Parcel ID Number: 19-17-214-006-0000
5604 S Parkside
Chicago
("Property Address"):

which currently has the address of [Street] [City], Illinois 60638 [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 2002124941

2002124941