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Doc#: 1300429027 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2013 10:15 AM Pg: 1 of 3

Prepared By: Jennifer Cusie
RETURN BY MAIL TO:
Quorum Federal Credit Union
2 Manhattanville Road, Suite 401
Purchase, NY 10577
Phone #: 1-800-874-5544

RELEASE OF MORTGAGE

Standard N.Y.B.T.U. Form 8055. Satisfaction of Mortgage-individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT- THIS INSTRUMENT SHOULD BE USED BY
LAWYERS ONLY.

KNOW ALL MEN BY THESE PRESENTS, that

Quorum Federal Credit Union
2 Manhattanville Road
Purchase, NY 10577

Formerly: General Foods Federal Credit Union
Formerly: Kraft General Foods Federal Credit Union
Formerly: Kraft Foods Federal Credit Union

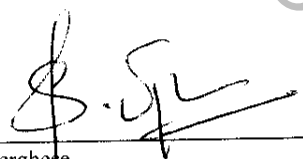
DOES HEREBY CERTIFY that the following Mortgage **IS PAID**, and does hereby consent that
the same be discharged of record, being the premises at **756 S Bennett Ave Palatine, IL 60067**.

Mortgage dated the **27th** day of **March, 1996** made by **Steven R Kohanzo, a married man and Christine A Kohanzo, his wife** to **Quorum Federal Credit Union f/k/a Kraft Foods Federal Credit Union**, in the principal sum of **\$20,000.00** and recorded on the **11th** day of **April, 1996** in **Document: 96271687** in the office of Cook County which Mortgage has not been assigned of record. As modified by Subordination Agreement dated **03/19/2002** recorded **04/16/2002** in **Document: 0020434024**.

PIN/Tax ID: 02-22-306-003-0000

Dated the **5th** day of **December, 2012**

IN PRESENCE OF:


By: **Soni Verghese**
Real Estate lending Manager, Quorum Federal Credit Union

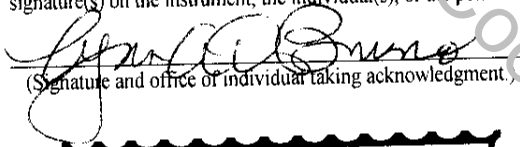
Section 321 of the Real Property Law expressly provides who must execute the certificate of discharge in specific cases and also provides, among other things, that (1) no certificate shall purport to discharge more than one mortgage, (except that mortgages affected by instruments of consolidation, spreader, modification or correction may be included in one certificate if the instruments are set forth in detail in separate paragraphs); (2) if the mortgage has been assigned, in whole or in part, the certificate shall set forth: (a) the date of each assignment in the chain of title of the person or persons signing the certificate, (b) the names of the assignor and assignee, (c) the interest assigned, and (d) if the assignment has been recorded, the book and page where it has been recorded or the serial number of such record, or (e) if the assignment is being recorded simultaneously with the certificate of discharge, the certificate of discharge shall so state, and (f) if the mortgage has not been assigned of record, the certificate shall so state; (3) if the mortgage is held by any fiduciary, including an executor or administrator, the certificate of discharge shall recite the name of the court and the venue of the proceedings in which his appointment was made or in which the order or decree vesting him with such title or authority was entered

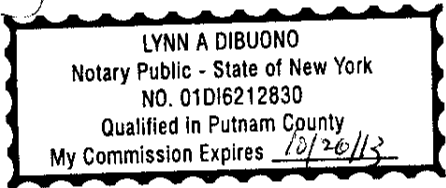
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State of New York)
) ss.:
County of Westchester County)

On the 5th day of December, 2012, before me, the undersigned, personally appeared **Soni Verghese, Real Estate Lending Manager**, of Quorum Federal Credit Union, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(Signature and office of individual taking acknowledgment)



Release of Mortgage

TITLE NO.

Steven R Kohanzo, a married man and Christine A Kohanzo, his wife

TO

Quorum Federal Credit Union

SECTION

BLOCK

LOT

COUNTY OR TOWN

Cook County

RETURN BY MAIL TO:

**Quorum Federal Credit Union
2 Manhattanville Road, Suite 401
Purchase, NY 10577
Phone #: 1-800-874-5544
Prepared By: Jennifer Cusie**

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COMMITMENT FOR TITLE INSURANCE Schedule A

Underwriter: Old Republic National Title Insurance Company

Issuing Agent:

Reliable Property Reports, Inc.

Prairie Village, KS 66207

Reference No.: 12NL48160

Commitment No.: 12RL73236

Effective Date: 10/2/2012 at 8:00 AM

Issue Date: 11/6/2012

1. POLICY OR POLICIES TO BE ISSUED:

(a) ALTA Owner's Policy Amount

Proposed Insured:

(b) ALTA Loan Policy: Amount \$150,000.00

Proposed Insured: Quorum Federal Credit Union, ISAOA

Address: 2 Manhattanville Rd Suite 401 Purchase, NY 10577

2. Title to the FEE SIMPLE estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

STEVEN E. KOHANZO AND CHRISTINE A. KOHANZO, HIS WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

3. The land referred to in this Commitment is situated in the State of Illinois, County of Cook and is described as follows:

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

LOT 36 IN UNIT #2, PLEASANT HILL ESTATES, A SUBDIVISION OF THE PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 23, 1956 AS DOCUMENT NUMBER 16,688,756, BOOK 470, PAGES 45 & 47 IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO STEVEN E. KOHANZO AND CHRISTINE A. KOHANZO, HIS WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY BY WARRANTY DEED FROM JAMES W. HOWLAND AND CAROL F. HOWLAND, HIS WIFE AS RECORDED 10/04/1971 AS DOCUMENT 21651621.

Commonly Known As: 756 S BENNETT AVE, PALATINE, IL, 60067

TAX ID: 02-22-306-003-0000