

# UNOFFICIAL COPY



1324813009

**WHEN RECORDED MAIL TO:**

CHARLES A. ESPARZA  
SHELLEY D. ESPARZA  
10903 S. TALMAN AVENUE  
CHICAGO, IL 60655  
Loan No: 0001426519

Doc#: 1324813009 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2013 09:02 AM Pg: 1 of 2

**RELEASE OF MORTGAGE/TRUST DEED BY CORPORATION (ILLINOIS)**

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

Know All Men By these Presents, Crown Mortgage Company of the County of Cook and the State of Illinois for and in consideration of the payment of the Indebtedness secured by the property herein-after mentioned, and the cancellation of all the notes thereby secured and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY** and **QUIT CLAIM** unto CHARLES A. ESPARZA / SHELLEY D. ESPARZA, their heirs, legal representatives and assigns, all the right, titles, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing the date December 2, 2002 and recorded in the Recorder's Office of Cook County in the State of IL, in book of records on page as Document No. 30031500, to the premises therein described as follows, situated in the County of Cook State of IL to wit:

**SEE ATTACHED FOR LEGAL DESCRIPTION**

Tax ID No. (Key No.) 24-13-419-001-0000 Tax Unit No.  
24-13-419-002-0000

Witness our hand(s) and seals(s), August 15, 2013.

THIS INSTRUMENT  
WAS PREPARED BY: HEATHER M. KOWALCZYK

**CROWN MORTGAGE COMPANY**  
**6141 WEST 95<sup>TH</sup> STREET**  
**OAK LAWN, IL 60453**

BY:   
James R. Borskie  
Manager of Servicing Operations

BY:   
Heather M. Kowalczyk  
Asst. Secretary

STATE OF ILLINOIS)  
COUNTY OF Cook)

On August 15, 2013, before me, the undersigned Notary Public, personally appeared James R. Borskie and Heather M. Kowalczyk and known to me to be the Loan Servicing Manager and Asst. Secretary, authorized agents for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

Notary Public OFFICIAL SEAL  
LENORA J PATTERSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:06/12/16

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30031500

(P) "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 Lender and Lender's successors and assigns, the following described property located in the County [Type of Recording Jurisdiction] of COOK [Name of Recording Jurisdiction]:

LOT 24 IN BLOCK 9 IN OVIATT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 24-13-419-001  
10903 S. TALMAN AVE.  
CHICAGO  
("Property Address"):

which currently has the address of [Street]  
[City], Illinois 60655 [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 the Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized 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 pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

Initials: [Handwritten initials]