

# UNOFFICIAL COPY



Account No.: MIN100105600036626793

MERS Tel.: (888) 679 MERS

**PREPARED BY :**

(800)-669-4268

Shailja Patel

Dovenmuehle Mortgage Inc.

1 Corporate Drive, Suite 360

Lake Zurich, IL 60047-8924

Doc#: 1522919069 Fee: \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 08/17/2015 11:57 AM Pg: 1 of 3

**AFTER RECORDING FORWARD TO :**

Dovenmuehle Mortgage Inc.

1 Corporate Drive, Suite 360

Lake Zurich, IL 60047-8924

Dovenmuehle Mortgage, Inc. 1805070323 NIXON

Lender Id : W39

**SATISFACTION**

As of July 28, 2015

KNOWN ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS is holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor: WILLIAM NIXON AND SUMIE F NIXON

Original Mortgagee: USAA FEDERAL SAVINGS BANK

Principal sum of \$417,000.00

Dated: 02/21/2014 and Recorded 02/26/2014 as Document No. 1405749047 in Book N/A Page N/A in the County of COOK State of ILLINOIS.

LEGAL : SEE ATTACHED EXHIBIT "A"

Assessor's / Tax ID No. : 10-07-400-105-0000

Property Address : 9 HENNEBERRY LN, GOLF, IL 60029

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

S 4  
P 3  
S N  
M M  
SC 4  
E 4  
INT 9M

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IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026

By :

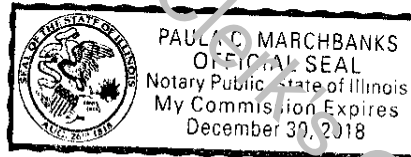
SANDI CHAPMAN ASSISTANT SECRETARY

STATE OF Illinois  
COUNTY OF Lake

Sworn to and subscribed on 7/28/15, before me, PAULA C MARCHBANKS, a Notary Public in and for the County of Lake, State of Illinois, personally appeared SANDI CHAPMAN ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Paula C Marchbanks

PAULA C MARCHBANKS  
Notary Expires : 12/30/2018



**UNOFFICIAL COPY****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]

LOT 9 IN HENNEBERRY ACRES, A SUBDIVISION IN THE SOUTH PART OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO 15542458, IN COOK COUNTY, ILLINOIS.  
A.P.N.: 10-07-400-105-0000

which currently has the address of

9 HENNEBERRY LN

[Street]

GOLF

, Illinois

60029

("Property Address"):

[City]

[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 pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check,