

Dereg by Doc # 92054145

**UNOFFICIAL COPY**

RELEASE OF MORTGAGE BY CORPORATION

**Know All Men by These Presents,** THAT THE **92629715**  
FLEET FINANCE, INC.

a corporation organized and existing under and by virtue of the Laws of the State of DELAWARE  
having its principal office at ATLANTA, GA  
for and in consideration of one dollar and for other good and valuable considerations, the receipt of which is  
hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto JOHN W. TAYLOR  
( A WIDOWER )

of the County of COOK and State of ILLINOIS all the right, title,  
interest, claim or demand whatsoever it may have acquired in, through or by a certain  
deed bearing date the 19TH day of NOVEMBER A.D. 19 90, and recorded in  
the Recorder's Office of COOK County, in the State of ILLINOIS  
in Book No. \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_ as Document  
No. LR3928151, to the premises therein described, situated in the County of COOK  
and State of ILLINOIS as follows, to wit:

LOT 101 (EXCEPT THE WEST 18 FEET AND 9 INCHES THEREOF) AND ALL OF LOT 102,  
IN GORDON S ADDITION TO PULLMAN, IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 526 W. 104TH ST., CHICAGO, ILLINOIS 60628  
PIN #25-16-106-028 VOLUME #458

~~MAIL TO~~

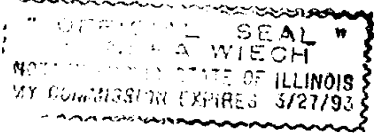
THIS DOCUMENT WAS PREPARED BY: FLEET FINANCE, INC./KAREN WEINER  
2311 W. 22ND ST., OAK BROOK, ILLINOIS 60521

1972 5/24/8306J

92629715

- DEPT-01 RECORDING \$3.50
- T#2222 TRAN 6945 08/25/92 13142100
- \$2320 + P \* -92 - 629715
- COOK COUNTY RECORDER

Witness my hand, this 29TH day of JULY, 19 92.



Fleet Finance, Inc.  
(A Delaware Corporation)  
Geri Chaput  
Signature Vice President  
GERI CHAPUT  
Name Typed

2350

STATE OF ILLINOIS  
COUNTY OF COOK

On this day personally appeared before me, the undersigned officer duly authorized to take  
acknowledgment, GERI CHAPUT, Vice President for Fleet Finance, Inc., a  
Delaware Corporation, and acknowledge that he/she executed the above and foregoing Satisfaction of  
Mortgage as such Vice President for and on behalf of said Corporation after having been duly authorized to  
do so, witness my hand and seal of office this 29TH day of JULY, 19 92.

**MAIL TO** **INTERCITY EXPRESS TITLE CO.**  
120 W. MADISON ST.  
CHICAGO, IL 60602

My Commission Expires: 3/27/93  
Roderick Weick  
Notary Public, State of Illinois

Il. Not. Reg. 302  
Control No. 00714010  
KLF#34

Fleet - 08

# UNOFFICIAL COPY

**1. Payment of Principal and Interest at Variable Rates.** This mortgage secures all payments of principal and interest due on a variable rate loan. The contract rate of interest and payment amounts may be subject to change as provided in the Note. Borrowers shall promptly pay when due all amounts required by the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may accrue over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution (the depository or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender an amount necessary to make up the deficiency in one or more payments as Lender may require. Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 7 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** All payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest, and then to the principal.

**4. Prior Mortgages and Deed of Trust Charges; Lenses.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, and leasehold payments, fines and impositions attributable to the Property which may accrue over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require. The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurer, carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restore or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at fees, and take such action as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the contract rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

914629226

UNOFFICIAL COPY

MAIL TO  
EXPRESS  
JULY 19 92

On this day personally appeared before me, the undersigned officer duly authorized to take acknowledgment, GERRI CHAPUT, Vice President for Fleet Finance, Inc., a Delaware Corporation, and acknowledge that he/she executed the above and foregoing Satisfaction of Mortgage as such Vice President for and on behalf of said Corporation after having been duly authorized to do so, witness my hand and seal of office this 29th day of JULY, 19 92.

COUNTY OF COOK  
STATE OF ILLINOIS

Name Typed

GERRI CHAPUT

Signature Vice President

*GERRI CHAPUT*

(A Delaware Corporation)

Fleet Finance, Inc.

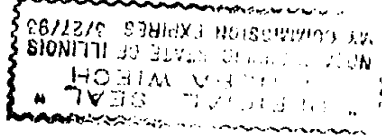
Witness my hand, this 29th day of JULY, 19 92.

COOK COUNTY RECORDER

DEPT-01 RECORDING

TRAM 6945 08/25/92 13:42:00

\$3.50



THIS DOCUMENT WAS PREPARED BY: FLEET FINANCE, INC./KAREN WEINER  
2311 W. 22ND ST., OAK BROOK, ILLINOIS 60521

MAIL TO

COMMONLY KNOWN AS: 526 W. 104TH ST., CHICAGO, ILLINOIS 60628  
PIN #25-16-106-078 VOLUME #458

LOT 101 (EXCEPT THE WEST 18 FEET AND 9 INCHES THEREOF) AND ALL OF LOT 102, IN GORDON'S ADDITION TO PULMAN, IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

of the County of COOK and State of ILLINOIS all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain day of NOVEMBER 19TH A.D. 19 90, and recorded in the Recorder's Office of COOK County, in the State of ILLINOIS on page of No. LR3928151, to the premises therein described, situated in the County of COOK and State of ILLINOIS as follows, to wit:

(A WIDOWER) hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto JOHN W. TAYLOR a corporation organized and existing under and by virtue of the Laws of the State of DELAWARE having its principal office at ATLANTA, GA and in consideration of one dollar and for other good and valuable considerations, the receipt of which is hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto JOHN W. TAYLOR

Know All Men by These Presents, THAT THE 92629715

RELEASE OF MORTGAGE BY CORPORATION 92629715

Deleg by Doc # 92054145

2352

52629715

1972 S/24/33667

UNOFFICIAL COPY

EXHIBIT 22

STAGS

Property of Cook County Clerk's Office

No.

RELEASE OF MORTGAGE  
BY CORPORATION

TO

STATE OF \_\_\_\_\_ )  
 ) ss. No. \_\_\_\_\_  
 County )

This instrument was filed for record in the Recorder's  
Office of \_\_\_\_\_ County  
aforesaid, on the \_\_\_\_\_ day of  
19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and  
recorded in Book \_\_\_\_\_ of  
on Page \_\_\_\_\_

RECORDER